

GOVDOC

BRA

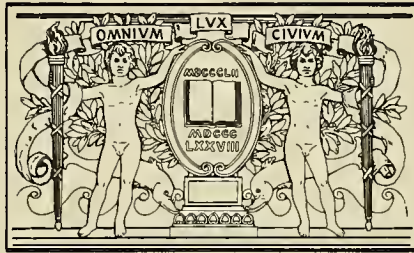
4005

Vol. 1

BOSTON PUBLIC LIBRARY




3 9999 06354 451 2



**BOSTON  
PUBLIC  
LIBRARY**





Digitized by the Internet Archive  
in 2011 with funding from  
Boston Public Library

<http://www.archive.org/details/bostonneighborho01bost>







NDP

GOVERNMENT DOCUMENTS  
DEPARTMENT  
BOSTON PUBLIC LIBRARY

# REDEVELOPMENT PLAN

NOVEMBER, 1972





**BOSTON NEIGHBORHOOD DEVELOPMENT PROGRAM**

**REDEVELOPMENT PLAN**

**EAST BOSTON**

**GOULDVILLE-DUDLEY**

**LENA PARK**

**WASHINGTON-COREY**

**NOVEMBER, 1972**

**Boston Redevelopment Authority**

GW Doc  
Plate only

ND 401

REDEVELOPMENT PLAN

EAST BOSTON II



**EAST BOSTON II  
REDEVELOPMENT PLAN**

**Table of Contents**

	<b>PAGE</b>
<b>A. DESCRIPTION OF NDP URBAN RENEWAL AREA</b>	
1. Description of NDP Area	1
2. Legal Description	1
3. N.D.P. Boundaries	2
4. Acquisition Area	2
<b>B. STATEMENT OF DEVELOPMENT OBJECTIVES</b>	2
<b>C. GENERAL LAND USE PLAN</b>	
1. Land Use Maps	2
2. Development Plan	2
3. Planning Criteria and Standards	2
<b>D. URBAN RENEWAL TECHNIQUES</b>	9
<b>E. LAND DISPOSITION SUPPLEMENT</b>	
1. Land Use Provisions on Land for Sale or Lease	9
2. Circulation Requirements	12
3. Redeveloper's Obligations	12
4. Commitments to Provide Low to Moderate Income Housing	13
5. Urban Design Objectives and Goals	13
6. Duration of Provisions	15
<b>F. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS</b>	
1. Conformity to Master Plan	15
2. Conformity to Zoning Ordinance	15
<b>G. PROVISIONS FOR AMENDING PLAN</b>	15
<b>H. TERMINATION OF PLAN</b>	15



## LIST OF MAPS

	PAGE
1. NDP Boundaries	3
2. Acquisition Area	4
3. General Land Use Plan	5
4. Proposed Circulation	6
5. Tentative Site Plan	7





## A. DESCRIPTION OF NDP URBAN RENEWAL AREA

### 1. Description of NDP Area

The Sumner Street East Boston NDP II area is a 4.2 acre site on the waterfront near Maverick Square in East Boston. The NDP II area is part of a 35 acre area undergoing intensive planning by the BRA and East Boston community groups. (See Map 1.) A 9.6 acre site adjacent to the proposed NDP renewal area has received \$3.1 million in federal NDP funds and is now in execution. Nearing execution stage is the site of a 10.6 acre waterfront park. This waterfront park proposal has received a guarantee of \$450,000 in City funds pending the submission of an acquisition application to the U. S. Department of the Interior, Bureau of Outdoor Recreation. This submission is expected to be made before the end of 1972. The additional areas in this 35 acre planning area are planned for residential, commercial, and open space uses under future community development programs.

### 2. Legal Description

#### Sumner Street NDP II - Legal Description

Beginning at a point said point being the intersection of the southerly sideline of Marginal Street and the easterly sideline of Lewis Street and running southerly by said easterly sideline of Lewis Street to the southerly sideline of said Lewis Street;

Thence turning and running westerly and southerly by lands now or formerly of the City of Boston, Public Works Department, Boston Fire Department to the intersection of same with the Boston Harbor Pierhead Line;

Thence turning and running northwesterly by the southerly property line of land now or formerly of Holiday Inn Corporation of America to the intersection of same with the easterly property line of land now or formerly of Flying Cloud Trust;

Thence turning and running northeasterly by the easterly property line of land now or formerly of Flying Cloud Trust to the intersection of same with the extended southerly sideline of Marginal Street;

Thence turning and running westerly by the extended southerly sideline of Marginal Street to the intersection of same with the westerly sideline of Mill Street;

Thence turning and running northeasterly by the westerly sideline of Mill Street to the intersection of same with the centerline of Webster Street;

Thence turning and running southeasterly by the centerline of Webster Street to the intersection of same with the centerline of Mill Street;

Thence turning and running southwestly by the centerline of Mill Street to the intersection of same with the southerly sideline of Webster Street;

Thence turning and running southeasterly by the southerly side of Webster Street and the northerly property lines of lands now or formerly of Flying Cloud Trust and Holiday Inn Corporation of America to the intersection of same with the easterly property line of said land now or formerly of Holiday Inn Corporation of America;



Thence turning and running southwesterly by land now or formerly of Holiday Inn Corporation of America to the intersection of same with the extended southerly sideline of Marginal Street;

Thence turning and running easterly by the extended southerly sideline of Marginal Street to the point and place of beginning.

3. NDP Boundaries (See Map 1)

4. Acquisition Area (See Map 2)

## **B. STATEMENT OF DEVELOPMENT OBJECTIVES**

The purpose of the proposed renewal action is to provide a site for the provision of new housing with related commercial and community facilities. The program is aimed at removing blighting influences, increasing the supply of low and moderate income housing, improving public thoroughfares, rights-of-way, and public utilities in an area that is grossly underutilized as well as incompatible with existing and proposed residential and commercial uses in adjoining areas.

## **C. GENERAL LAND USE PLAN**

### **1. Land Use Maps**

a. General Land Use Plan (See Map 3).

b. Proposed Circulation (See Map 4).

c. Tentative Site Plan (See Map 5).

### **2. Development Plan**

The plan which has been developed reflects consideration for maximum separation of vehicular and pedestrian movement, views and relationship to the waterfront and the type and scale of existing and proposed development in the area.

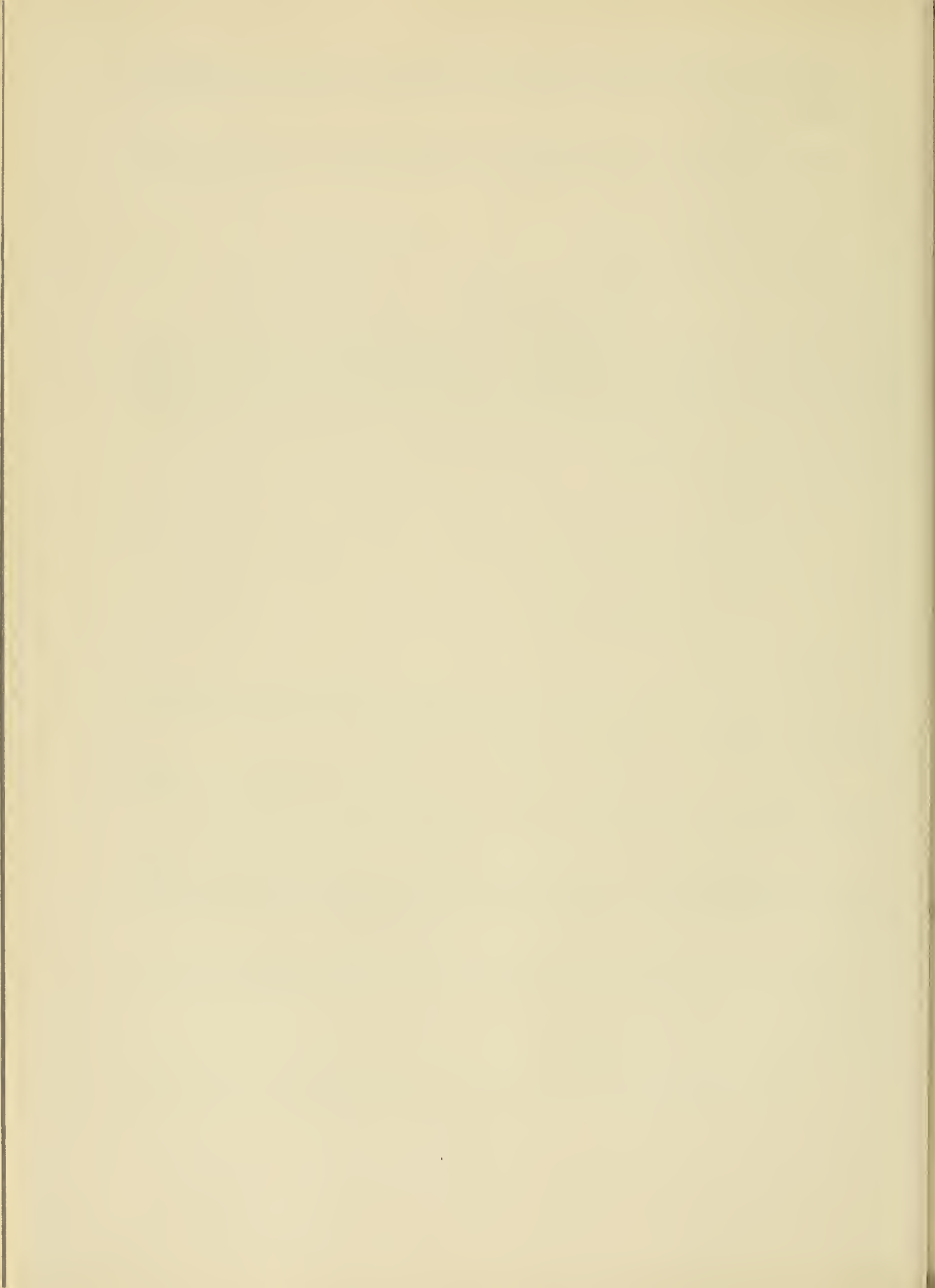
The plan for the area calls for a pedestrian mall which is a continuation of the Lewis Street mall within the adjacent NDP renewal area, now in execution. Residential uses with related commercial and community facilities are proposed to front on the mall.

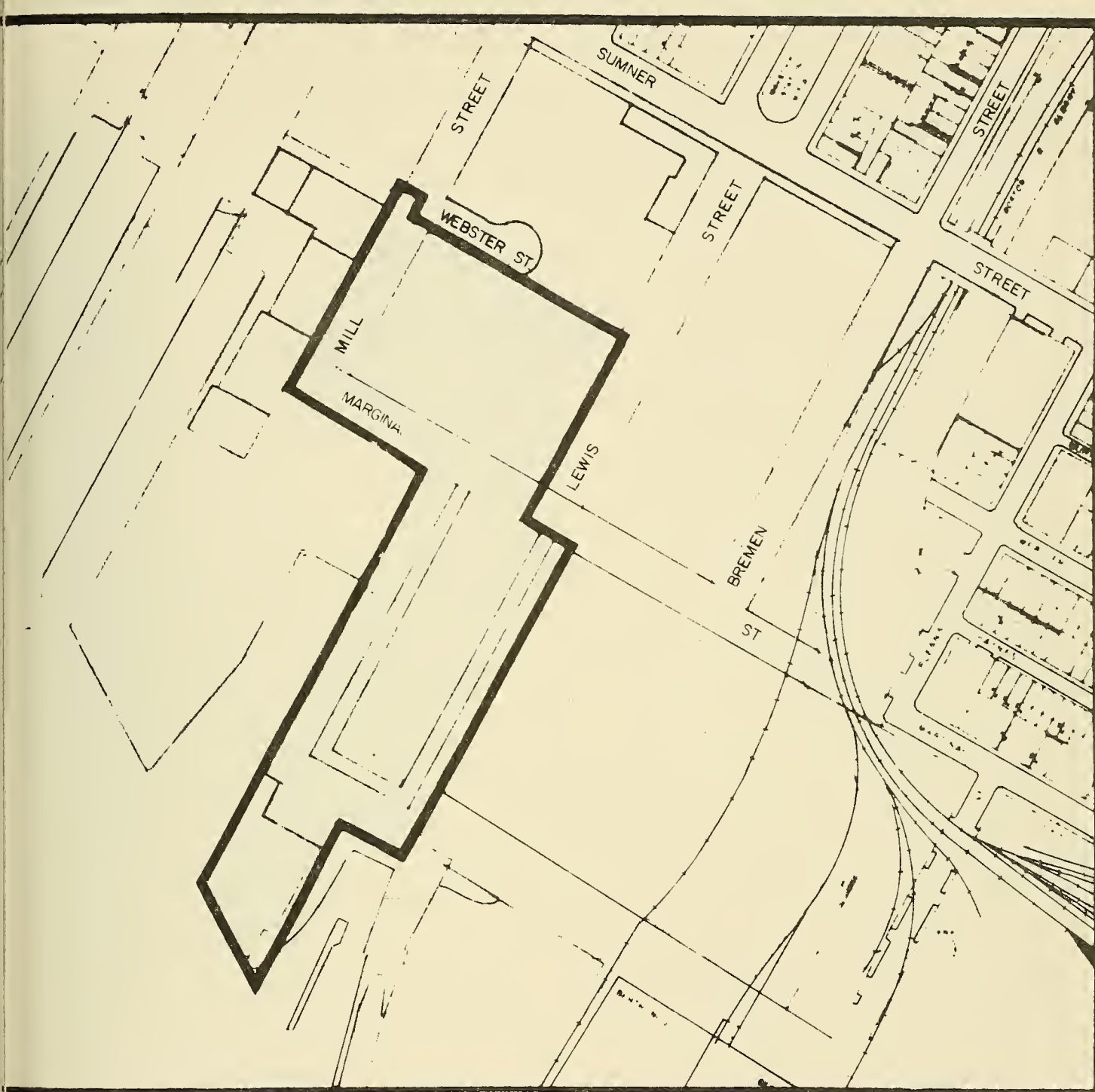
New streets and utilities are proposed which relate to the overall plan for adjacent areas. An open space system along the waterfront is included which will eventually connect, after other renewal programs are completed, the proposed Lewis Street mall with the proposed waterfront park and housing to the west of the proposed NDP.

Housing for all income levels is proposed for this area, with a substantial number of units for low and moderate income families. The gross density of the area is expected to be between 50-70 units per acre.

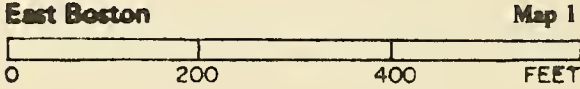
### **3. Planning Criteria and Standards**

a. Type, Intensity and Location of Accessory or Supporting Facilities to Predominant Land Use Categories.



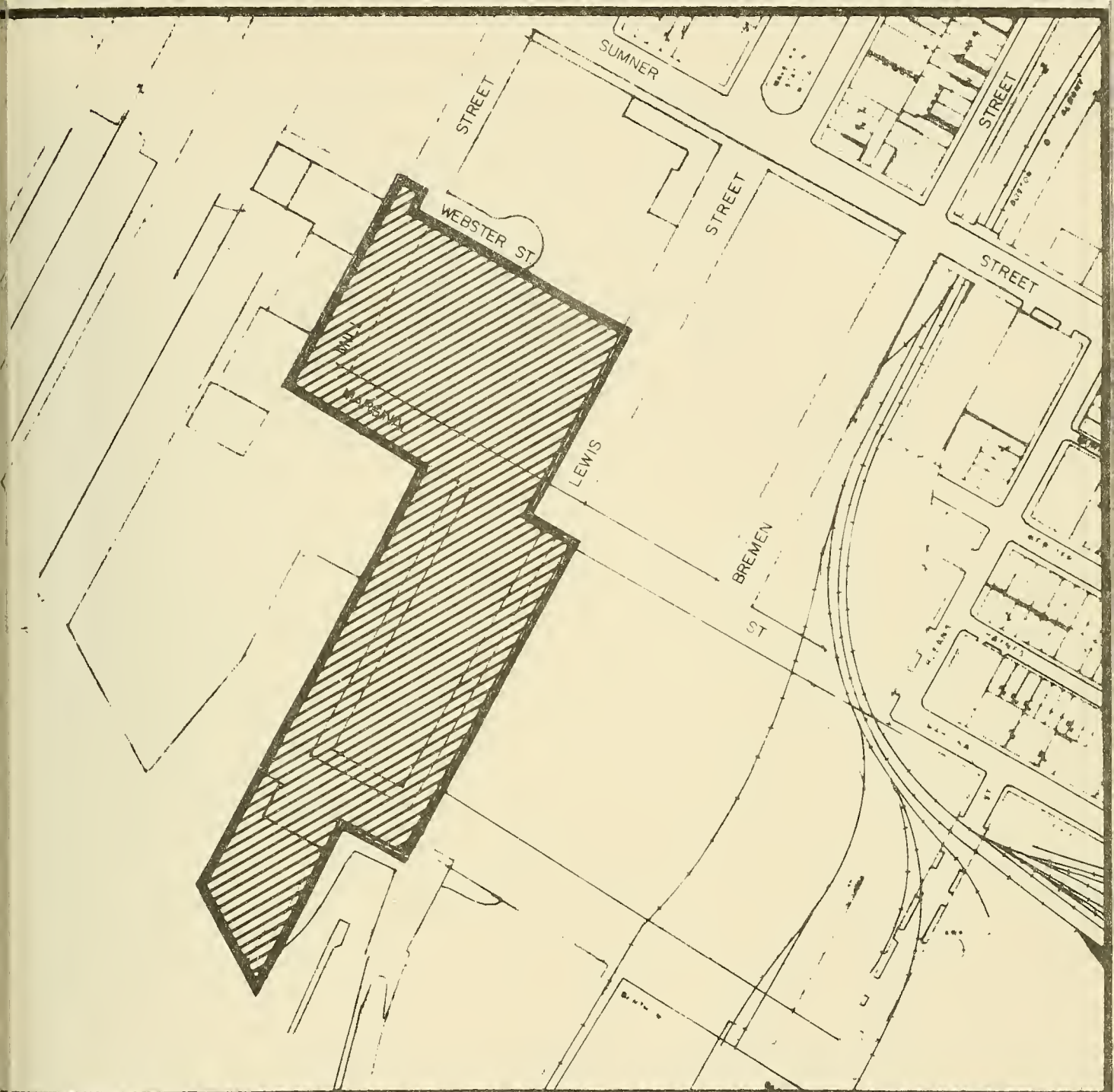


**N.D.P. SITE BOUNDARIES**



**Project Boundary**

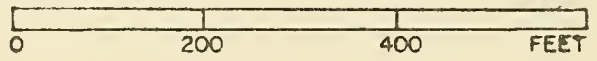




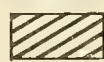
**ACQUISITION AREA**

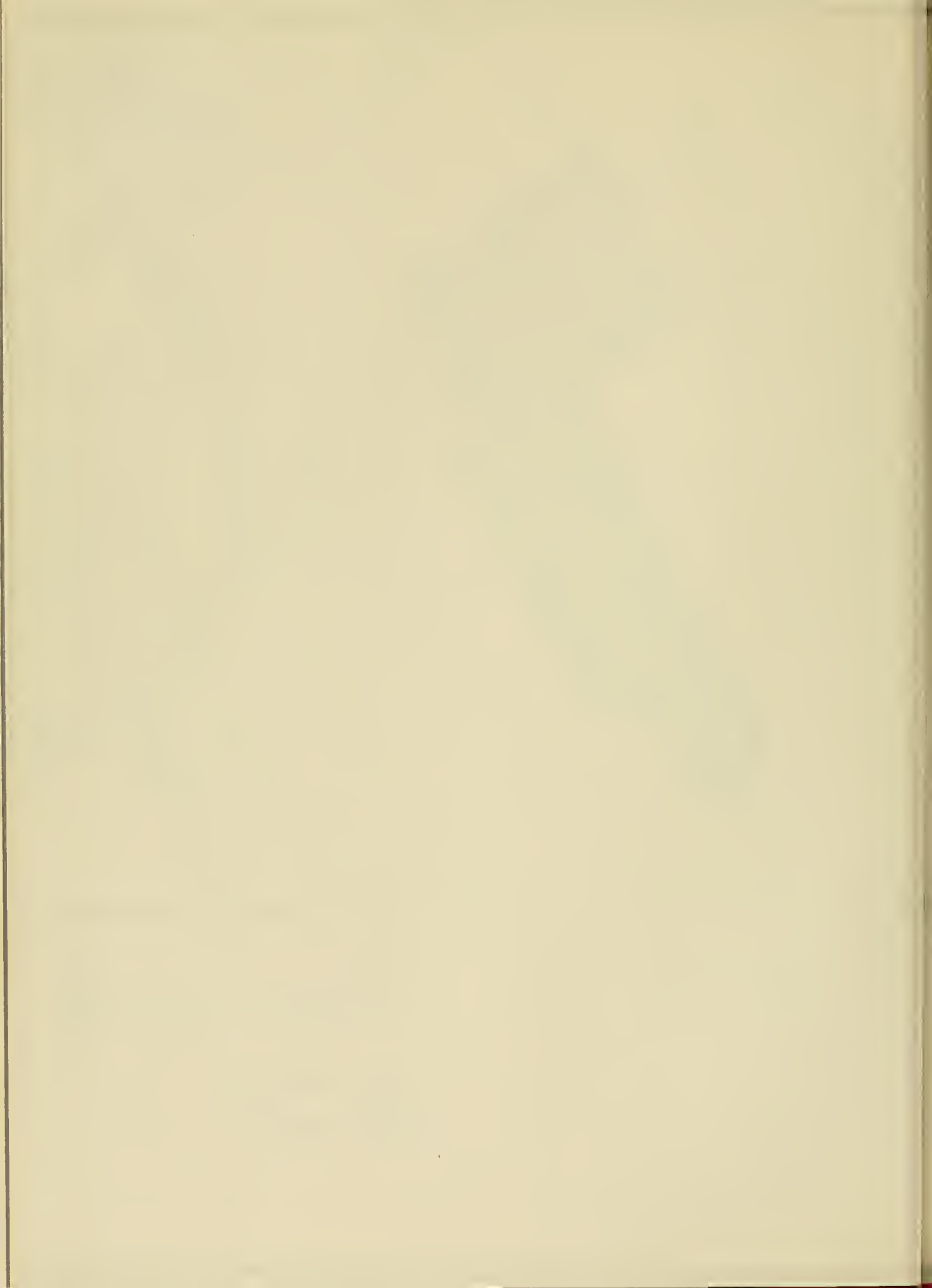
**East Boston**

**Map 2**

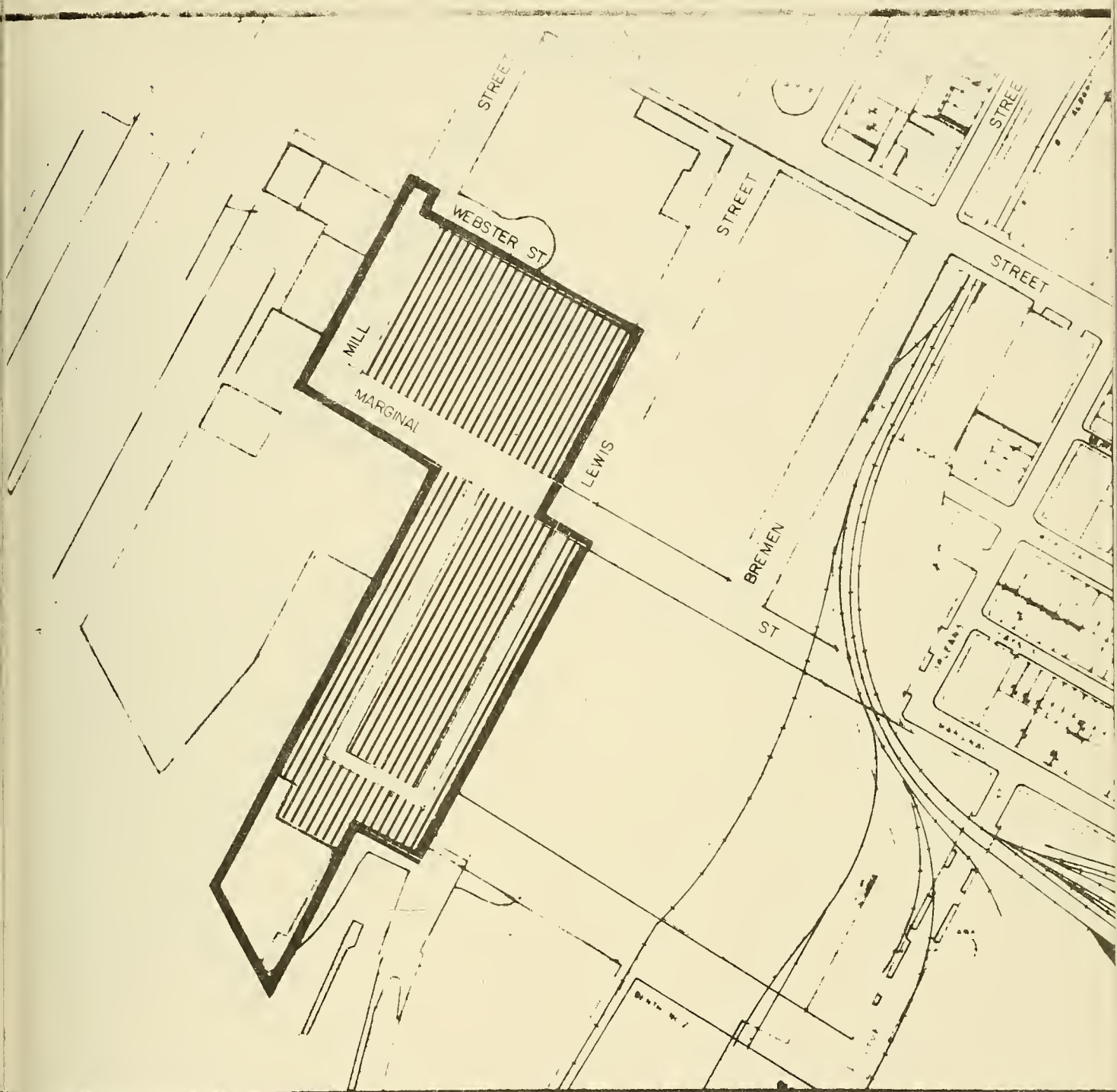


 **Project Boundary**

 **To Be Acquired**



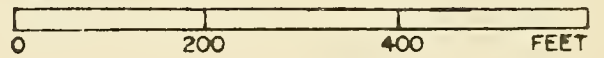




**GENERAL LAND USE PLAN**

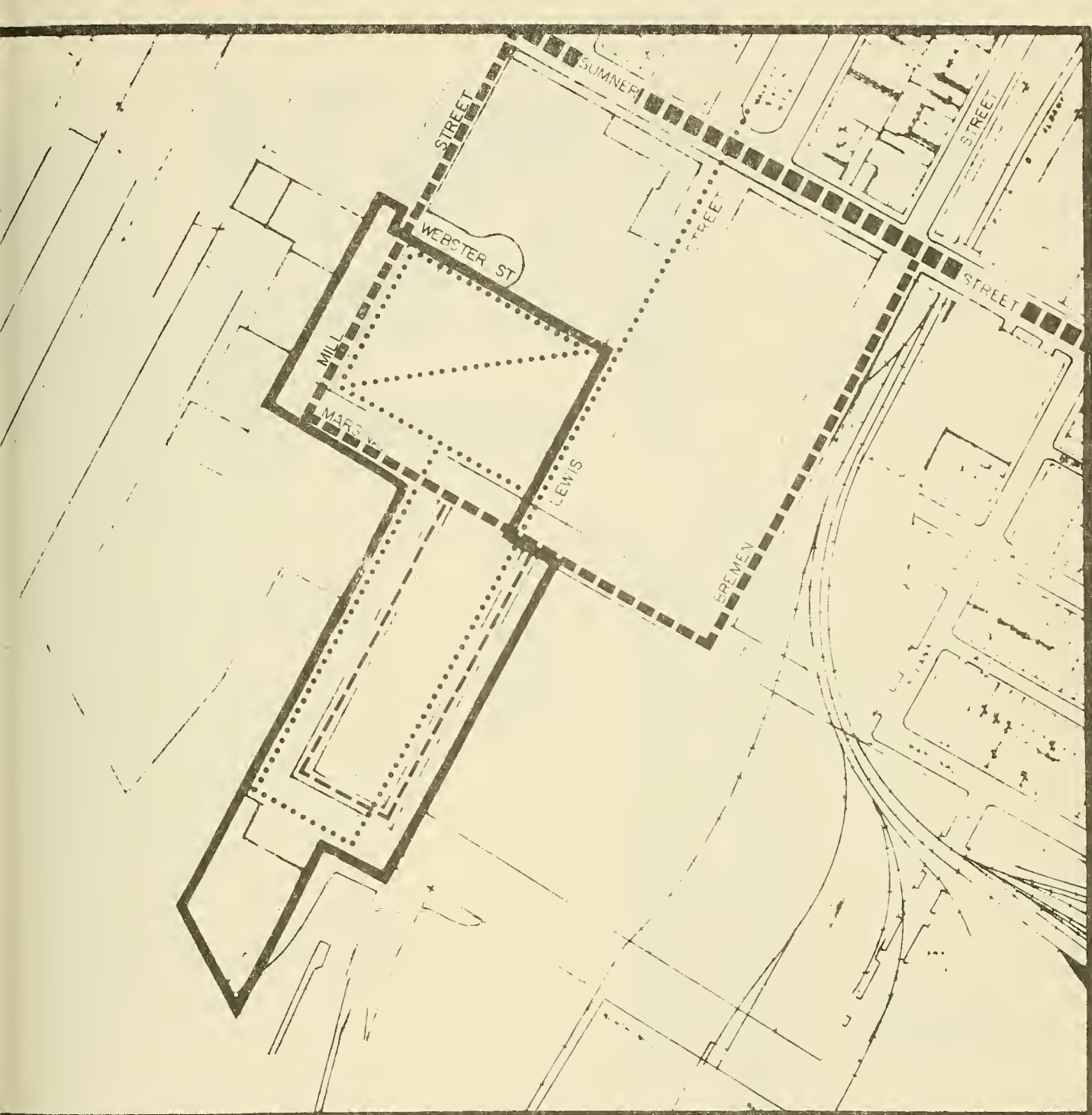
**East Boston**

**Map 3**



-  **Project Boundary**
-  **Residential**

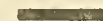

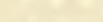
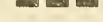



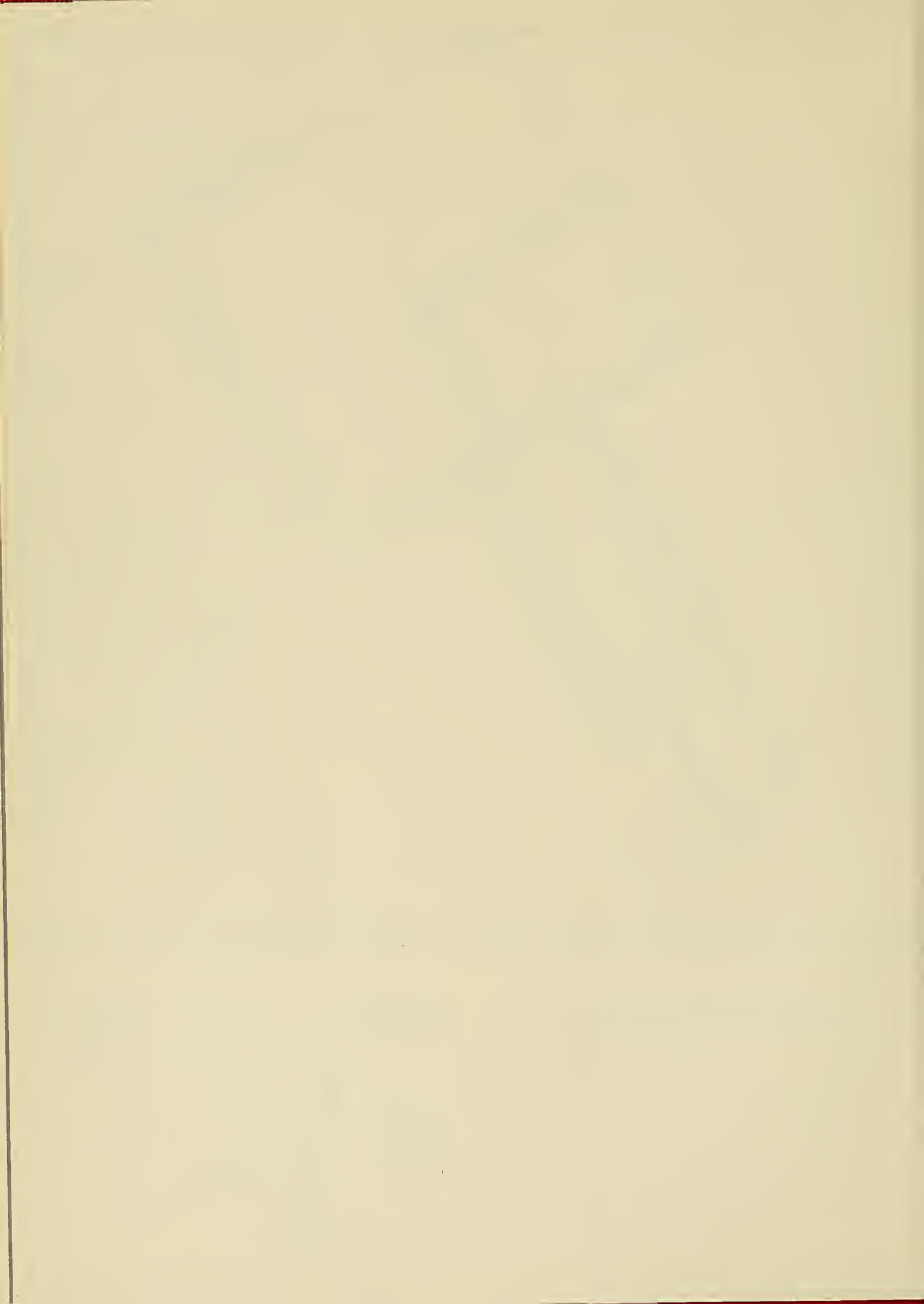


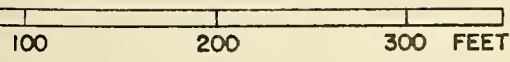
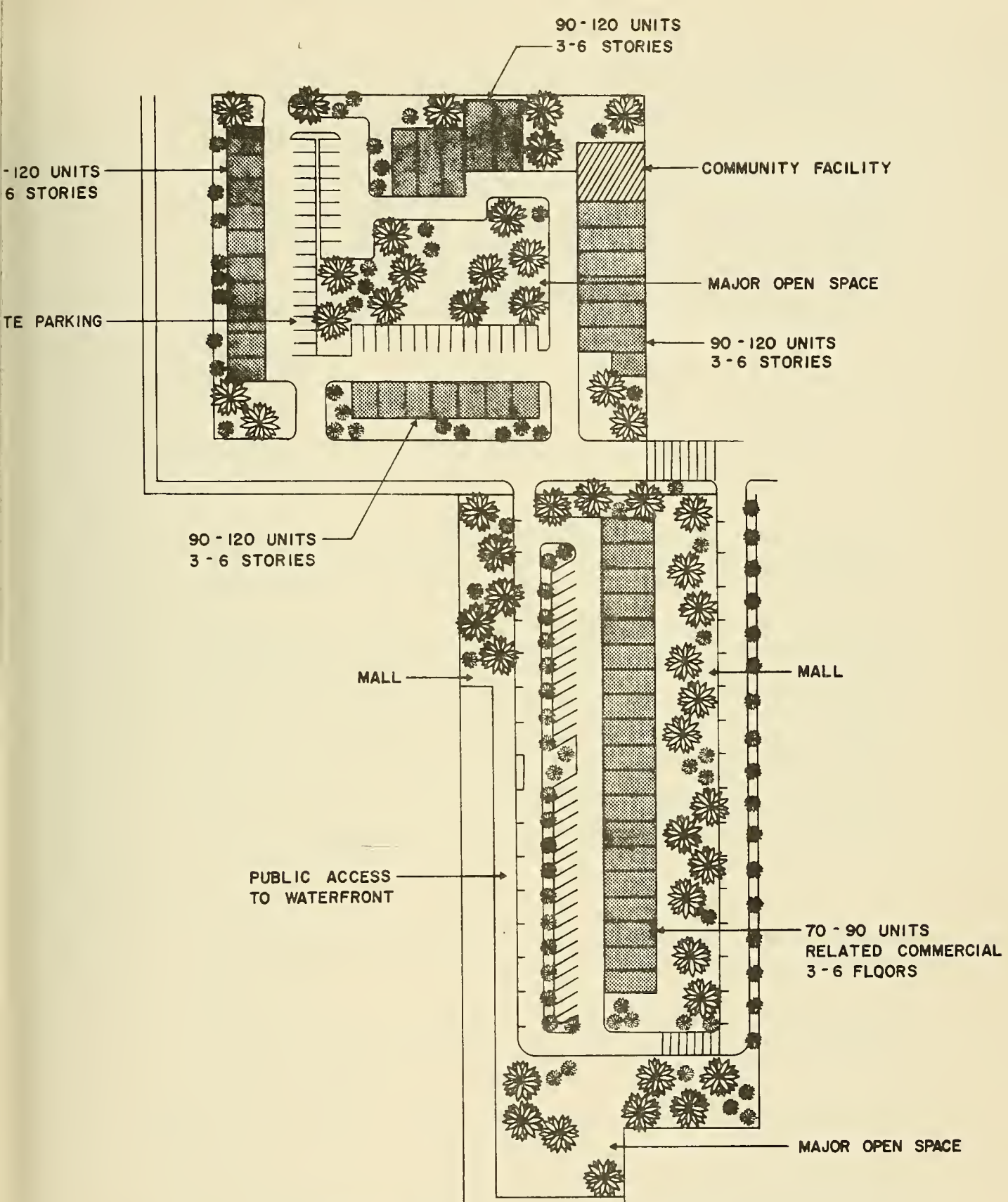
**PROPOSED CIRCULATION**  
(Preliminary)

East Boston Map 4

0 200 400 FEET

-  **Project Boundary**
-  **Major Artery**
-  **Collector - Distributor**
-  **Local Street**
-  **Pedestrian**





**ALTERNATIVE SITE PLAN  
EAST BOSTON**

**MAP 5**



The following supporting facilities will be permitted within residential parcels:

(1) Local Commercial Facilities

Since a neighborhood convenience commercial area (Maverick Square) is located approximately 800 feet from the proposed NDP area, it is not expected that there will be a need for substantial amounts of additional commercial facilities. However, convenience commercial facilities which serve primarily the residents of the new housing and complement existing facilities in Maverick Square will be allowed. In addition, specialized commercial uses which utilize the waterfront will be encouraged and evaluated as to appropriateness.

(2) Open Space

Open space facilities for public and quasi-public use will be encouraged.

b. Type, Location and Other Characteristics of Internal Circulation System.

(1) Lewis Street

Lewis Street will be closed to through vehicular traffic. The major portion of the street will be utilized as a pedestrian mall, a continuation of the Lewis Street Mall, now in execution as part of the adjacent NDP renewal area.

Provisions will be made for emergency access into the pier and old ferry ship area, east and south of the project boundary. The Massachusetts Port Authority now has a gate at the easterly side of Lewis Street. This gate is rarely used, and it is expected that major access will be from Bremen Street. Provisions must also be made for service access to residential and commercial uses as well as access to these uses by fire apparatus and other emergency vehicles. Preliminary plans (as shown on Map 4) call for these uses to be served by a one-way loop road crossing Lewis Street at least 100 feet from the water edge and continuing along the rear of the development fronting on Lewis. However, this solution is still being evaluated by the BRA as more detailed site design proceeds.

(2) Marginal Street and Mill Street

Existing Marginal Street will be extended in a westerly direction to intersect with existing Mill Street which will be widened and upgraded to a public right-of-way.

Marginal and Mill Streets will be local streets used primarily for land access and to bring traffic to secondary and major streets. Each street shall have a 60-foot right-of-way.

c. Need, Type, Location and Other Characteristics of Public Improvements and Facilities Not Shown on Land Use Plan Map.

All of the proposed public street improvements are shown on the General Land Use Plan (See Map 3). In addition to streets, public improvements will include the provision of water and sanitary sewer lines, street lighting, police and fire signal systems.





## D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

A designation of properties subject to acquisition is included in the Acquisition Area Map (see map 2). A tabulation of properties to be acquired is included in Section 501 of the N.D.P. application. Since the entire N.D.P. site is currently vacant, no rehabilitation or clearance to remove blighting influences is expected except to remove rotting piers and piles. No temporary project improvements or facilities are presently anticipated in the East Boston NDP II area.

## E. LAND DISPOSITION SUPPLEMENT

### 1. Land Use Provisions on Land for Sale or Lease

The following land use provisions and building requirements are intended to establish a quality development resulting in substantial long-term benefits to the area.

#### a. Applicability

The land use provisions and building requirements shall apply to all land made available for redevelopment within the Sumner Street - East Boston NDP II area.

#### b. Restrictions on Uses of Land

##### (1) General Restrictions

No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the BRA or by the purchasers or lessees from it (or any successors in the interest of such purchasers or lessees), by which land in the NDP Area is restricted, either by the BRA or by such purchasers, lessees, or successors in interest upon the basis of race, creed, color, or national origin, in the sale, lease, or occupancy thereof.

##### (2) Restriction in Disposition Contracts

The foregoing restrictions shall be implemented by appropriate covenant or other provisions in land disposition instruments.

#### c. General Controls for Redevelopment of Real Property

The basic standards and controls for the redevelopment of real property shall be the provisions of this Plan herein set forth, the City of Boston's Building Code, Electrical Code, Plumbing Code, Fire Prevention Code, the Zoning Ordinance and Housing Standards Ordinance in effect. In all cases the more restrictive code shall govern. Since the proposed housing will be subsidized under a federal subsidy and mortgage insurance program, the housing will meet HUD's minimum property standards for multi-family rental housing.

##### (1) Design Review (See Exhibit 1)

Specific proposals for the redevelopment of all parcels shall be evaluated by the BRA as to the manner in which they achieve the objectives, standards, and controls of this Plan. While the redeveloper will be given freedom in concept, design, and layout within the standards specified in this Plan, the structures and any facilities to be erected must reflect distinguished architectural expression and techniques in order to signify quality and permanence.



(2) Landscaping

All areas not specifically designated for a building, parking, loading, access drives, walkways, or terraces shall be suitably covered with grass or turf or other suitable material as approved by the BRA and shall be suitably landscaped with shade trees and shrubs. At least 10% of any parking area or lot which holds more than 20 cars shall be landscaped with trees and/or shrubs of sufficient size and capacity to aesthetically break up any large expanse of pavement and to guide traffic. Trees with low growing branches, gum or moisture, seeds or pods shall be avoided. Tree planting strips shall be at least 5-feet wide for proper tree growth. No trees, shrubs, or other plantings shall be situated on or near a street corner where they may cause danger by obstructing the view. All trees and shrubs shall be maintained at mature heights, periodically trimmed and attractively maintained. All grass shall be kept cut a length no greater than 3 inches and adequately fertilized and seeded to maintain an attractive appearance.

(3) Maintenance

All property in the Project Area shall be maintained in a clean, sanitary, and attractive condition at all times. Debris and building materials shall not be stored or piled on the premises except during building construction.

(4) Electric, Telephone, and Other Utility Facilities

Electric, telephone, and all other utility facilities shall be installed underground unless, in the opinion of the BRA special conditions require otherwise. In such event, such installations shall be as directed by the BRA.

(5) Sign Regulations

The design, construction and display of all signs for all buildings or structures in the N.D.P. Area shall be subject to the following regulations:

- (a) Signs relating solely to the identification of the premises may be affixed to the buildings in the N.D.P. Area provided such signs do not exceed 1 square foot in area for each front foot of building occupied by the enterprise displaying the sign. No occupant may erect or construct more than one sign for each exterior wall of his premises.
- (b) No sign shall be painted on any exterior wall of a building, nor shall any sign be lighted by or contain flashing, revolving, or other pulsating sources of illumination.
- (c) Temporary signs may be installed for the purpose of offering for sale, rent or lease of the premises, or in the case of building construction underway on the site, for the identification of the building contractor, owner, architect, engineer, etc. No such temporary sign shall exceed 32 square feet in area.
- (d) Ground signs may be erected at the discretion of the BRA. If accepted, they must be erected on suitable supports as approved by the BRA and relate solely to the identification of the enterprise conducted on the premises, or they must be public service, informational, or directional signs. Identification signs shall be limited to one to each building for each public street on which the building is fronted.



- (e) All signs must be integrated into the architectural design of the building on which it is placed and into the overall sign layout of the project in character and quality. To insure uniform design, the redeveloper must submit the design and specifications of all signs to the BRA for its approval.
  - (f) No signs or other notice types described herewith may be erected within the boundaries of the N.D.P. Area.
  - (g) Exceptions to any of the above sign regulations may be made only upon written approval of the BRA.
  - (h) All signs must conform to the sign control provisions contained in the zoning ordinance.
- (6) Exterior Lighting

Exterior lighting may be used to light doors, entrances, show windows, plazas, walkways, parking lots, and open areas. Lighting shall be located and shielded so as to prevent glare on adjacent properties. No floodlighting of buildings or streets shall be permitted except by special permission of the BRA.

(7) Off-Street Parking

Parking areas include all spaces allocated for vehicular use, including service drives, maneuvering space and parking spaces, as well as space devoted to meeting landscaping requirements contained in this sub-section. Three hundred square feet shall be allocated per required space, unless specific parking plans providing for less area per space are approved by the BRA.

In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- (a) All open parking areas should have at least one tree for every six parking spaces.
- (b) An open parking area in excess of 10 parking spaces should be visually screened with planting or appropriate fencing along the perimeter.
- (c) Access driveways should be a minimum of 15 feet in width.
- (d) Appropriate night lighting should be provided and so located as to be directed away from windows in residential structures.

Departures from these guidelines may be permitted upon a demonstration by the redeveloper that the intention of this sub-section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.



d. **Plan Submission**

The redeveloper will be required to submit to the BRA all preliminary plans and specifications for BRA approval in conformance with standard design review procedures. These plans and specifications must be sufficient in scope to demonstrate the design, architectural concepts, proposed distribution and intensity of uses, exterior and interior building materials, parking and loading facilities, landscaping, and sign proposals for the development.

Final plans and specifications must be submitted to the Boston Redevelopment Authority for approval to insure conformance with the preliminary submission.

The BRA shall provide the redevelopers with the current format and procedure for plan submission and shall return any submission which does not conform to the requirements of this procedure. (See Exhibit 1 for the B.R.A.'s Design Review Process.)

e. **Interpretation**

The redevelopers will be required to agree that in the event of any question regarding the meaning of standards and controls or other provisions of this Plan, interpretation placed thereon by the BRA shall be final and binding.

**2. Circulation Requirements**

As shown on Map 4, the proposed development plans calls for the completion of the Lewis Street mall to the harbor, the creation of a walk along the water's edge, and periphery circulation along Mill and Marginal Streets. Vehicular access to the site will be along Mill and Marginal Streets as extended.

**3. Redeveloper's Obligations**

a. **Applicability**

The provisions of this section shall apply to the disposition parcels upon disposition by the BRA and shall be implemented by appropriate covenants and provisions in disposition documents.

b. **Compliance with the Plan**

Development of the land in the N.D.P. Area shall be made subject to the regulations and controls set forth in this Plan. The purpose of such regulations and controls is to assure that the renewal and development of such land will conform to the planning and design objectives of the Plan. It is therefore the obligation of the redeveloper not only to comply with these regulations and controls but also to familiarize himself with the overall Plan and to prepare development proposals which conform to these plans.

c. **Design Review**

All development proposals will be subject to design review, comment and approval by the BRA prior to land disposition and prior to the commencement of construction.





In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan, and as more specifically set forth in disposition documents, all plans will be subject to the BRA's standard design review procedures to evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

**d. General Obligations**

The BRA shall obligate the redeveloper and purchaser of land in the N.D.P. Area, and his successors and assigns, by covenants and conditions running with the land or by other appropriate means providing for reasonable action in the event of default or noncompliance by such redeveloper purchaser:

- (1) To develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the BRA are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- (3) To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined by the BRA and agreed upon by the redeveloper;
- (4) To make adequate provisions for works of art and other amenities in accordance with the policy as established by the BRA.

**e. Disposition by Redeveloper**

A redeveloper shall not dispose of all or part of his interest within a parcel acquired from the BRA without the written consent of the BRA until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both this Plan and the Land Disposition Agreement entered into between the redeveloper and the BRA. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the BRA and the City of Boston, and effect compliance with the objectives of this Plan.

**4. Commitment to Provide Low to Moderate Income Housing**

Current federal guidelines require that in a project with predominantly residential reuse, a minimum of 20% of all dwelling units permitted by the urban renewal plan (on land disposed of for residential construction) shall be for low and moderate income housing. The Authority will adhere to these guidelines in its residential proposals.

**5. Urban Design Objectives and Goals**

NDP II provides an excellent opportunity for the development of new housing and related uses because of its proximity to commercial and public transportation at Maverick Square, the proposed Sumner Street waterfront park, Lewis Street Mall and its relationship to Boston Harbor. The site has one of the most outstanding views of the downtown area and has all of the qualities required to be an exciting development which could provide



a stimulus for similar development on relating sites. It is important for this project to set the environmental character for influencing future development in this part of the East Boston waterfront.

The intent is to extend the East Boston community to the waterfront, utilizing vacant land for housing, open space, and limited commercial development. The NDP II site completes the Lewis Street mall began in the Sumner Street NDP I, now in execution, by connecting the harbor to Maverick Square with a pedestrian space. Public access to the waterfront is a major community goal. Also intended is the continuation of the pedestrian walk along the Harbor's edge from Lewis Mall to the proposed Sumner Street Waterfront Park. This is expected to be completed in future developments encompassing the adjacent areas.

The NDP II site is divided into 2 areas by the proposed extension of Marginal Street:

#### Area A (North of Marginal St.)

Use: Approximately (90-125) units of mixed income housing and provision for a community space within the housing on the mall adjacent to the NDP I site. In developing the residential character of the area, important design criteria include:

- relationship to Lewis Street Mall
- relationship to Mill and Marginal Streets
- relationship to NDP I Elderly Housing Projects
- separation of private and public spaces
- building massing relative to vista of downtown Boston

#### Area B (South of Marginal St.)

Use: 70-90 units housing plus limited commercial development. The site configuration and location will require special consideration of the following design criteria:

- relationship to Lewis Street Mall
- waterfront vistas
- the separation of private and public spaces
- the relationship of commercial and residential uses
- the sequence and variety of spaces
- relationship to Harbor
- pedestrian walkways along Harbor
- building massing relative to pedestrian areas

#### Circulation (Areas A & B)

Pedestrian:

- Continuation of Lewis Street Mall to Harbor completing walk from Maverick Square to old ferry slip at end of Lewis Street Pier.
- Walk along Harbor's edge at Lewis Pier (Area "B") connecting to Lewis Street Mall.
- Public access through Area "A" relating to vista of downtown Boston.
- Periphery circulation along Mill and Marginal Streets (Area "A").



Vehicular:

- Provide major access to NDP II and existing and future development of the Mill Street Pier by the extension and connection of Mill and Marginal Streets.
- Provide for limited access off Marginal Street extension, to serve residential and commercial development on Area "B".
- Provide on-site parking for all proposed development.

**6. Duration of Provisions**

The BRA shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the Urban Renewal Plan by the City Council and shall run for a period of forty years thereafter.

**F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

**1. Conformity to Master Plan**

This plan is in conformity with the 1965-1975 General Plan for the City of Boston, which designates the N.D.P. site as a residential area.

**2. Conformity to Zoning Ordinances**

The NDP Area is currently located in a W-2 zone, an area zoned for waterfront industrial use. Since the predominant reuse of the area will be residential, the area will be rezoned to an H-3-U zone. This will allow the proposed housing and related commercial uses.

The proposed zoning change is acceptable to the Boston Redevelopment Authority which is the planning agency for the City of Boston.

**G. PROVISIONS FOR AMENDING PLAN**

The Plan may be amended at any time by the BRA, provided, however, that:

- Any agreement which in the opinion of the BRA substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals.
- No amendments will be made to the Plan with respect to any land which the BRA has then disposed of or contracted to dispose of without the prior consent of any persons to whom land in the NDP area has been leased or sold; and
- If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

**H. TERMINATION OF PLAN**

This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Massachusetts Department of Community Affairs.



ND 401

REDEVELOPMENT PLAN

GOULDVILLE-DUDLEY





**GOULDVILLE-DUDLEY  
REDEVELOPMENT PLAN**

**Table of Contents**

	PAGE
<b>A. DESCRIPTION OF NDP URBAN RENEWAL AREA</b>	
1. Description of NDP Area	17
2. Legal Description	17
3. N.D.P. Boundary and Clearance Areas	18
4. Acquisition Areas	18
<b>B. STATEMENT OF DEVELOPMENT OBJECTIVES</b>	18
<b>C. GENERAL LAND USE PLAN</b>	
1. Land Use Maps	21
2. Development Plan and Density Requirements	21
3. Planning Criteria and Standards	26
<b>D. URBAN RENEWAL TECHNIQUES</b>	
1. Rehabilitation	27
2. Acquisition & Clearance	28
3. Temporary Project Improvements	30
<b>E. LAND DISPOSITION SUPPLEMENT</b>	
1. Land Use Provisions on Land for Sale or Lease	30
2. Circulation Requirements	33
3. Redeveloper's Obligations	33
4. Commitments to Provide Low to Moderate Income Housing	35
5. Urban Design Objectives and Goals	35
6. Duration of Provisions	35
<b>F. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS</b>	
1. Conformity to Master Plan	35
2. Conformity to Zoning Ordinances	36
3. Preferential Employment of Model Neighborhood Residents	36
4. Preferential Selection of Model Neighborhood Contractors	36
<b>G. PROVISIONS FOR AMENDING PLAN</b>	37
<b>H. TERMINATION OF PLAN</b>	37



## LIST OF MAPS

	PAGE
1. NDP Boundary and Clearance Areas	19
2. Acquisition Areas	20
3. General Land Use Plan	22
4. Proposed Site Plan	23



**A. DESCRIPTION OF NDP URBAN RENEWAL AREA**

**1. Description of NDP Area**

The Gouldville-Dudley NDP is a 18-acre site located in a predominantly residential neighborhood within the Model Cities area between Leyland Street and Judson Street. The NDP area is bordered on all sides by built-up residential uses.

The NDP is a well defined area including vacant land, residential structures, a proposed park, and public streets. The NDP area contains 101 structures. Of these, twenty-four are to be acquired.

Thirteen residential structures are planned for acquisition. Of these, five buildings are deteriorating and constitute a blighting influence; and eight buildings are substandard. In addition, eleven commercial structures containing three active businesses will be cleared.

**2. Legal Description**

The Gouldville-Dudley Neighborhood Development Program is bounded as follows:

Beginning at a point, said point being the intersection of the northerly sideline of East Cottage Street and the extended easterly sideline of Leyland Street and running southerly along the easterly sideline of Leyland Street to the southerly sideline of Burgess Street;

Thence turning and running westerly along the southerly sideline of Burgess Street and same extended to the extended westerly sideline of Dudley Street;

Thence turning and running northerly along said extended westerly sideline and westerly sideline of Dudley Street to the southerly sideline of Howard Avenue;

Thence turning and running westerly along the southerly sideline of Howard Avenue to the extended southerly property line of number 57 Howard Street;

Thence turning and running north-westerly along the south property line of number 57 Howard Avenue, number 10 Dean Street, number 12-14 Dean Street, number 16 Dean Street, number 20 Dean Street, number 24 Dean Street, number 26-28 Dean Street, number 30-36 Dean Street to the easterly property line of number 48 Julian Street;

Thence turning and running southerly along the easterly property line of number 48 Julian Street and same extended to the southerly sideline of Julian Street;

Thence turning and running westerly along the southerly sideline of Julian Street to the extended easterly property line of number 44 Julian Street;

Thence turning and running northerly along said extended easterly property line and easterly property line of 44 Julian Street and 31 Gayland Street to the southerly sideline of Gayland Street;

Thence turning and running easterly along the southerly sideline of Gayland Street to the extended easterly property line of number 36 Gayland Street;

Thence turning and running northerly along said extended easterly property line and easterly property line of number 36 Gayland Street to the northerly property line of number 36 Gayland Street;



Thence turning and running westerly along the northerly property line of number 36 Gayland Street and 28 Gayland Street to the easterly property line of number 70 West Cottage Street;

Thence turning and running northerly along the easterly property line of number 70 West Cottage Street and same extended to the northerly sideline of West Cottage Street;

Thence turning and running easterly along the northerly sideline of West Cottage Street to the intersection of same with the northerly sideline of East Cottage Street and continuing along the northerly sideline of East Cottage Street to the point and place of beginning.

3. **N.D.P. Boundary and Clearance Areas (See Map 1)**

4. **Acquisition Areas (See Map 2)**

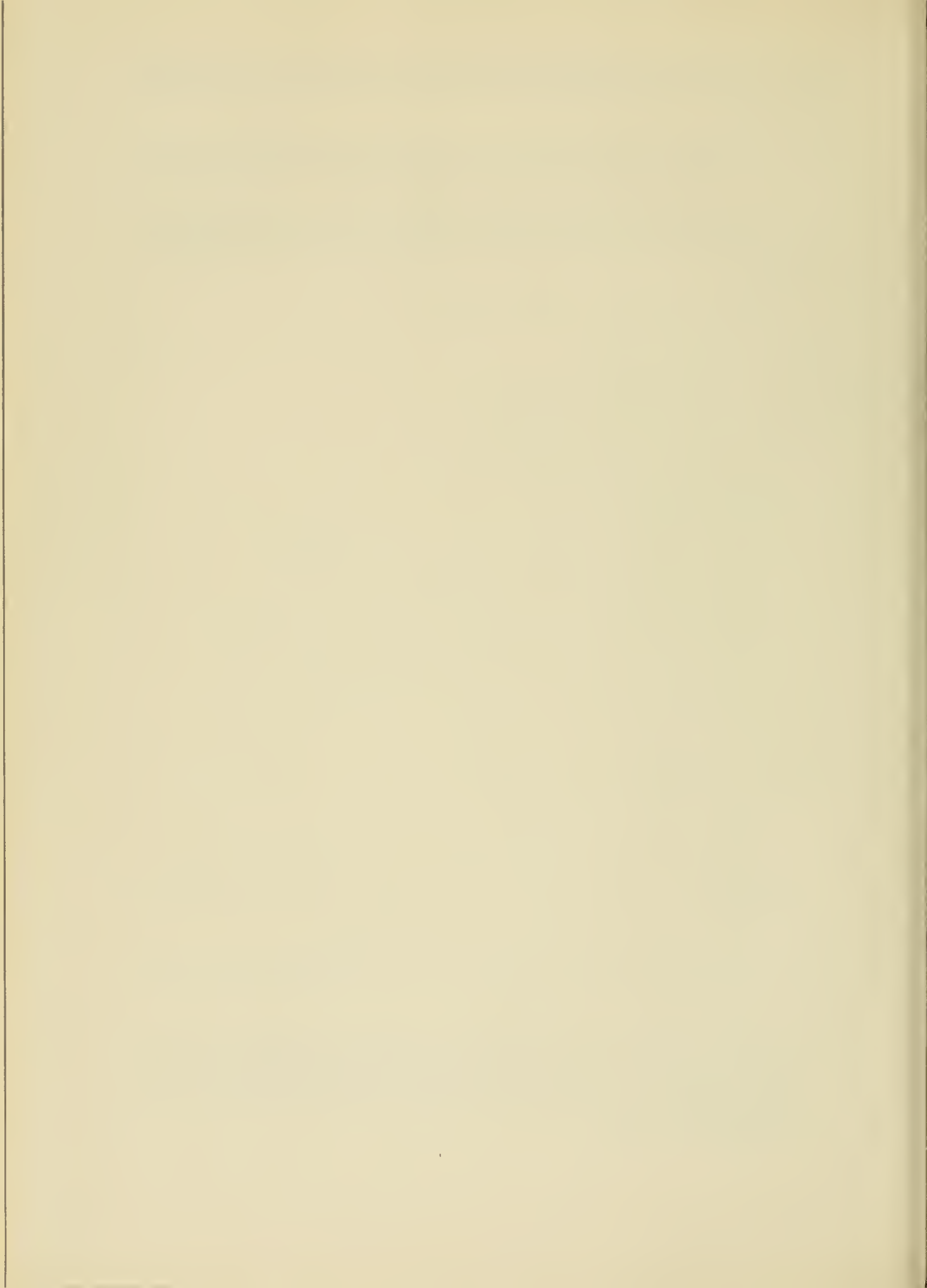
## **B. STATEMENT OF DEVELOPMENT OBJECTIVES**

1. **The Physical goals of the Urban Renewal Plan are:**

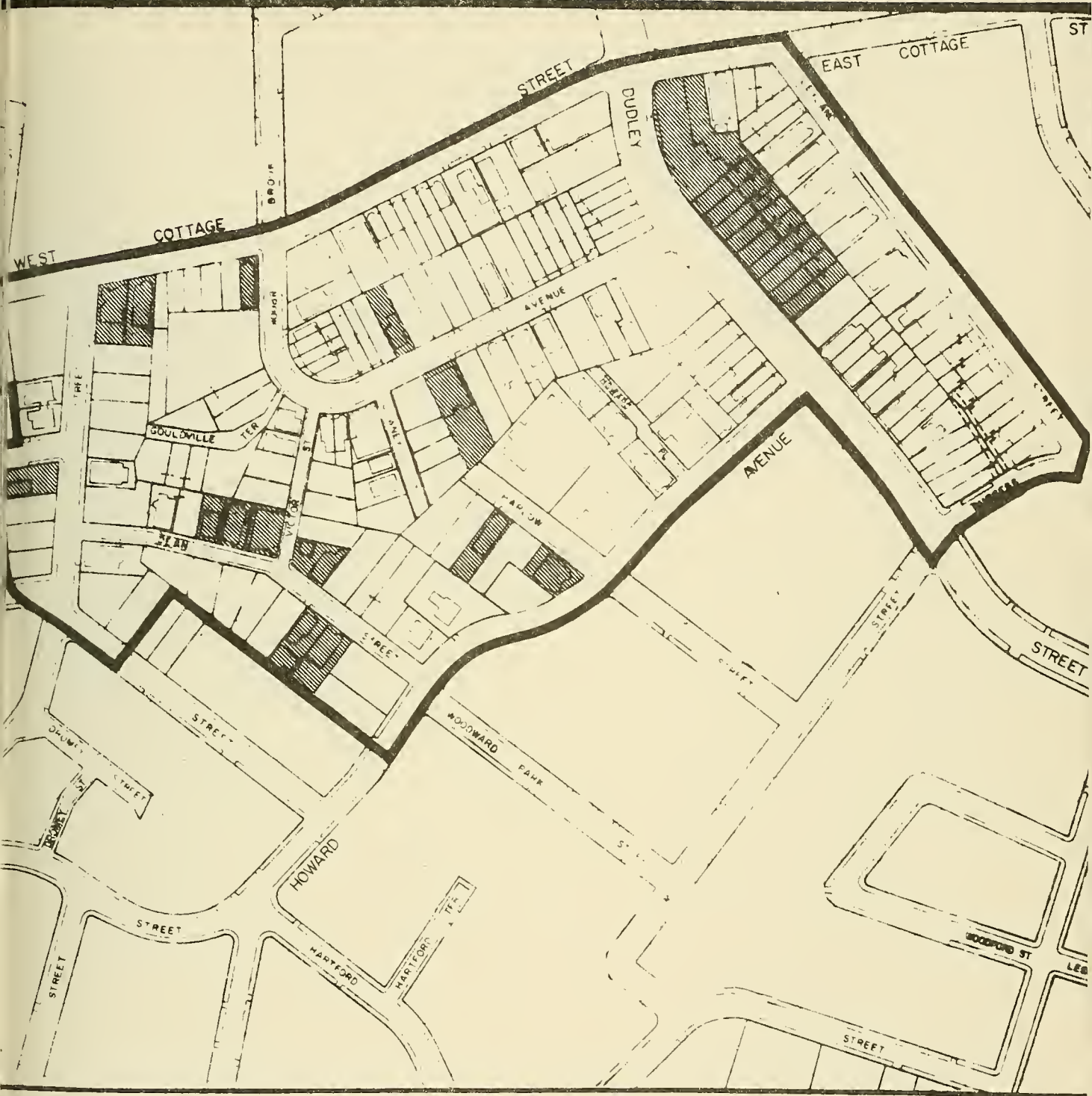
- a. to remove structurally substandard buildings;
- b. to eliminate blighting influences;
- c. to remove impediments to land distribution and development;
- d. to rehabilitate structurally deficient buildings;
- e. to increase the supply of low and moderate income family housing;
- f. to improve public throughfares and public rights-of-way; and
- g. to improve public utilities.

2. **The social and economic goals of the plan are:**

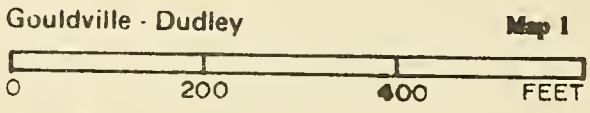
- a. to create a viable living environment;
- b. to provide a higher quality of life;
- c. to encourage a more active involvement in the maintenance and upkeep of properties;
- d. to promote a more active concern in community affairs;
- e. to increase the awareness and appreciation of the neighborhood and community as a whole; and
- f. to provide, through the Opportunities Industrialization Center (O.I.C.), an opportunity for improving the employment capabilities of the residents of the area and of Model Cities. Through the establishment of a day-care facility as part of the center, the O.I.C. will provide an atmosphere for complete family job training and educational services.





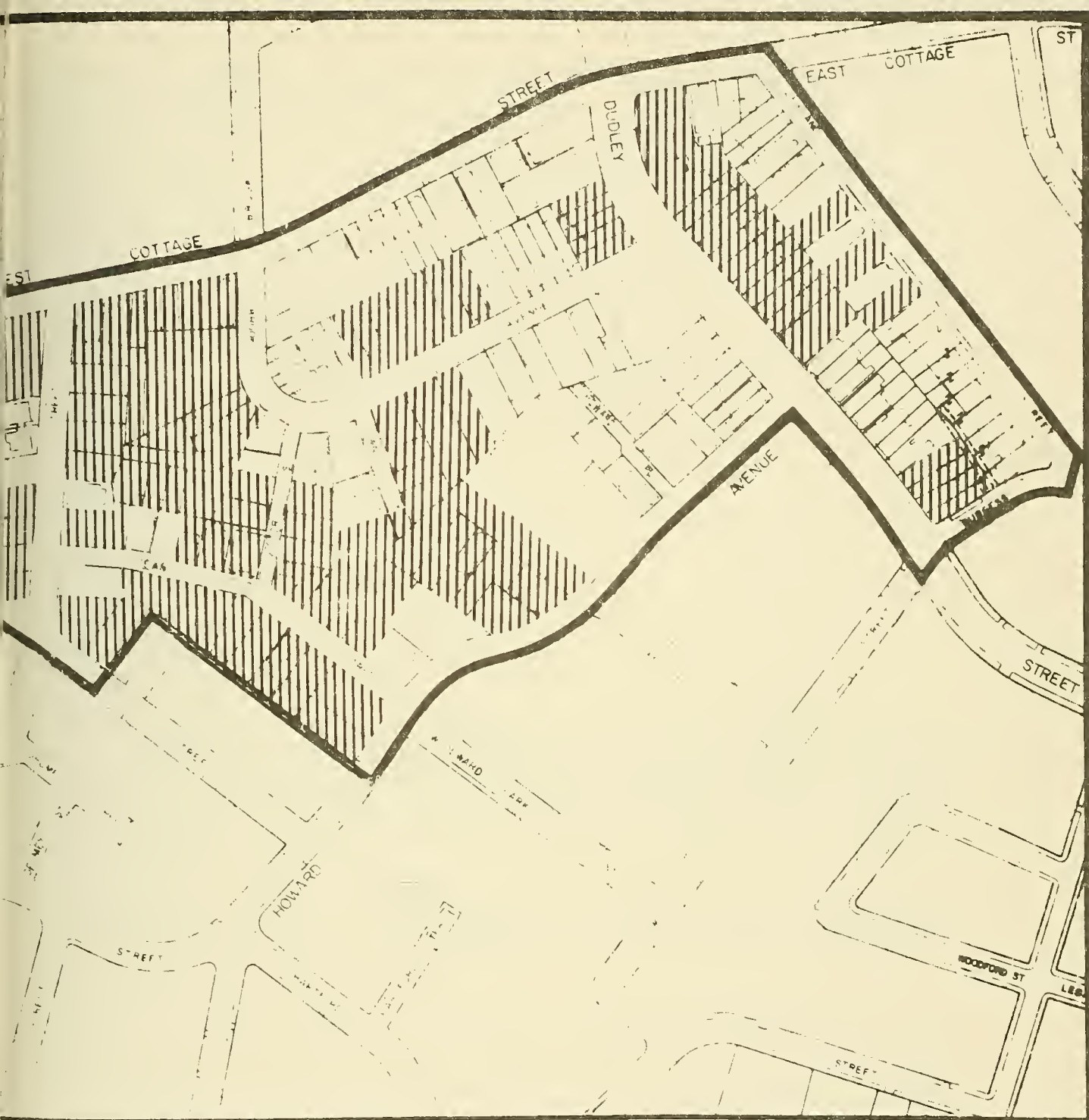


**N.D.P. BOUNDARY AND CLEARANCE AREAS**



- Project Boundary
- Clearance Areas

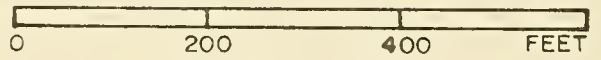




**ACQUISITION AREAS**

Gouldville - Dudley

**Map 2**



 **Project Boundary**

 **To Be Acquired**



**3. Specific objectives for the Gouldville-Dudley NDP Area in the 1973 action year include:**

- a. Provide sites for the construction of low and moderate income housing.
- b. Provide a site for the construction of the Opportunities Industrialization Center (O.I.C.).
- c. Acquire and clear all of the structures in the acquisition area.
- d. Provide adequate utilities to the entire site including street lighting, sewer, water, and park facilities.
- e. Implement and advance the national goal of increasing the existing housing supply for low and moderate income families and individuals.

**C. GENERAL LAND USE PLAN**

**1. Land Use Maps**

- a. General Land Use Plan (See Map 3).
- b. Proposed Site Plan (See Map 4).

**2. Development Plan and Density Requirements**

**a. Proposed Uses**

An analysis of the Gouldville-Dudley area and its adjacent neighborhood indicates that the area is changing rapidly both in terms of the people living there and in terms of a large unmet need for family housing. The site offers the community an opportunity to lessen the adverse effects of change, improve the quality of life in the neighborhood, and provide badly needed low to moderate income family housing.

Of the resident groups, low and moderate income families with children are presently creating the greatest demand for housing in the area. The elderly, who continue to comprise a substantial portion of the total population, also are creating a demand for housing, but to a lesser degree.

It is proposed, therefore, that the Gouldville-Dudley NDP be developed for medium density new family housing at a density not to exceed 24 dwelling units per net acre. The development plans should be responsive to the housing needs indicated above by providing a substantial number of large units for families with children and a number of smaller ones which may be occupied by the elderly.

The development plan calls for acquiring vacant land in the N.D.P. Area along with the dilapidated buildings and develop approximately 80-100 units of housing in low rise structures for low and moderate income families. The proposed bedroom composition is shown on the next page.

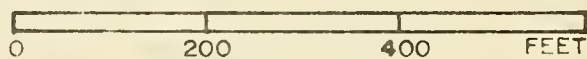




**GENERAL LAND USE PLAN**

Gouldville - Dudley

**Map 3**



**Residential**



**Institutional or Residential**



**Existing Institutional**



**Project Boundary**



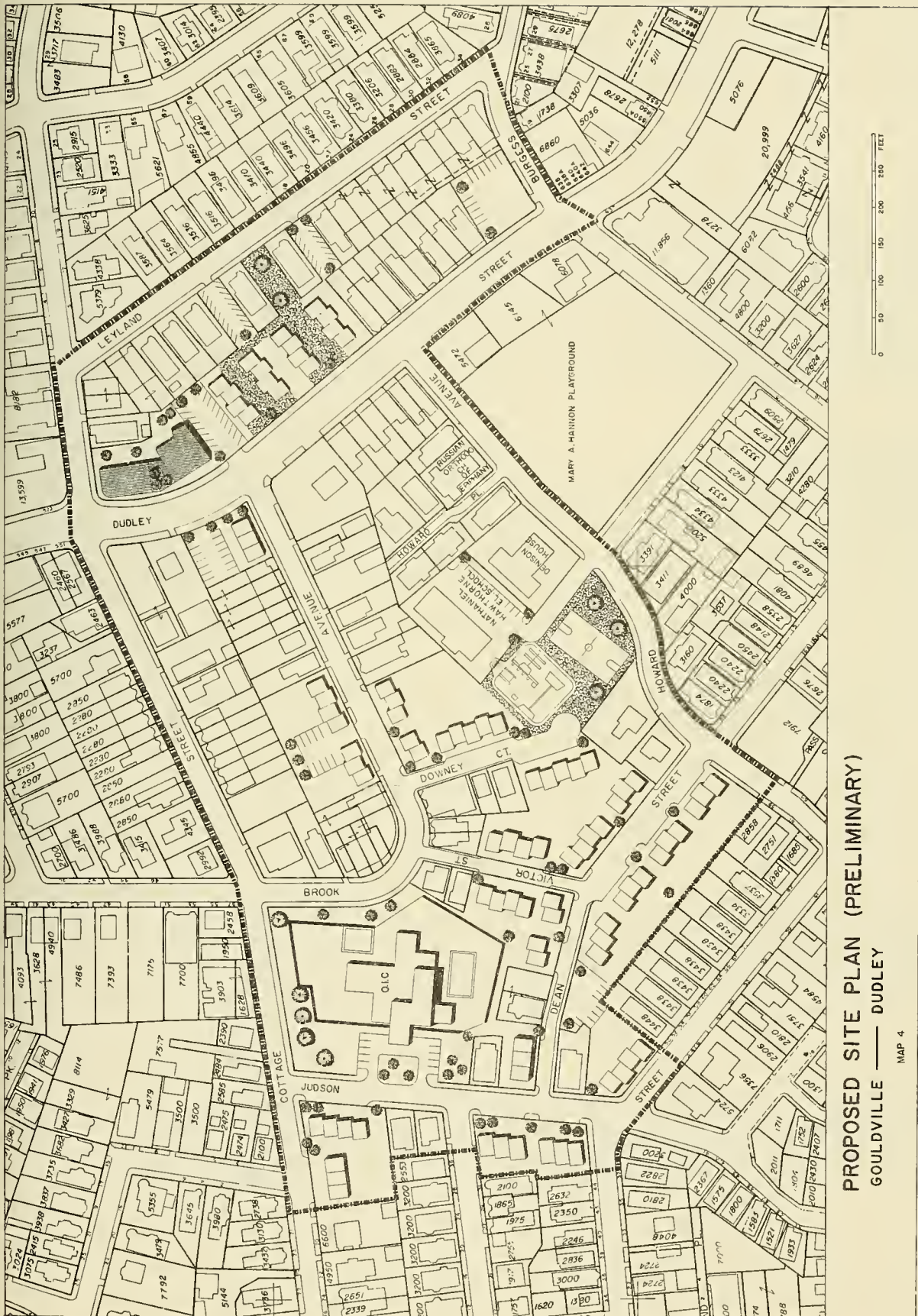
**Commercial and/or Residential**



**Public Open Space**







**PROPOSED SITE PLAN (PRELIMINARY)**

**GOULDVILLE — DUDLEY**

MAP 4



## PROPOSED BEDROOM DISTRIBUTION

Type of Unit	Percent of Units
Efficiency	10
One Bedroom	25
Two Bedroom	30
Three and Four Bedroom	35
Total Development	100%

The net project density is approximately 18 to 24 dwelling units per net residential acre. Tentative plans call for duplexed apartments with balconies or private yards included with each unit. These apartments would be through apartments with windows on either end of the apartment providing cross ventilation of the apartment and natural lighting. The buildings will be duplex detached apartments located on the scattered housing sites and "row house" tupe units, not to exceed eight attached units, on the larger parcels. All housing plans will meet Federal Multi-Family Property Standards and local building codes.

The Opportunities Industrialization Center (O.I.C.) is proposed for the Gouldville Terrace area, a site which occupies approximately 2 acres. The O.I.C. will train area and Model Cities residents for skilled employment opportunities while providing day-care facilities for pre-school children. A small outdoor play area is planned as part of the O.I.C. In the event that this site is not developed by O.I.C., it will be developed for additional housing.

A new park is proposed next to Harlow Street and will primarily serve the existing Hawthorne School.

The recreation spaces will include a yard or balcony relating to each unit, a series of tot lots and sitting areas dispersed so as to be convenient to each unit.

The site has been designed to disperse parking in small lots throughout the site. One parking space will be provided for each housing unit built.

Commercial uses and/or residential units are proposed for the Dudley Street site, to serve local area residents for convenience goods.

Existing public service facilities proposed to be continued include the Dennison House and the Roxbury Community School. The Dennison House is located within the N.D.P. area and serves the entire community. It is a settlement house providing a wide range of social services. The Roxbury Community School is located within the N.D.P. area and offers a variety of services for the community.

### b. Design Review

The redeveloper will submit to the BRA all plans for the development of the Urban Renewal Area. The BRA and Model Cities Board will jointly review these plans as outlined in "The Design Review Process and Redeveloper's Architectural Submissions for Housing Parcels," included as Exhibit 1 herein.



Final working drawings are to be approved by the BRA and Model Cities Board before the BRA will dispose of any parcel to the proposed developer. An attached statement shall state the approximate number of units, unit composition, number of residents, parking, servicing, open space, management, tenant selection process, signs, staging, provisions for refuse, collection, utilities, and other matters connected with the operations of the completed housing.

c. Sign Regulations

No billboards or other non-accessory signs shall be allowed. Signs will be restricted to the non-animated, non-flashing types, identifying only the establishment and the nature of its product. All signs must be approved by the BRA.

d. Off-Street Parking Area Design Standards

(1) In any parking lot providing spaces for 20 or more vehicles and/or those adjacent to or facing a residential district, the Redevelopment Authority will require the planting and maintenance of trees or shrubs within and along the borders of such parking areas.

(2) Screening and planting shall be provided on sides which abut streets and/or properties of dissimilar uses, except that no screening is required of a parking area where the elevation of the Lot Line is six (6) or more feet higher than the finished elevation of the parking surface. The parking area screening shall meet the following conditions:

(a) The screening shall not be less than four (4) feet and not more than six (6) feet in height above the grade of parking lot surface, but in no case shall be permitted to constitute a traffic hazard. Such screening shall be maintained in good condition.

(b) Materials to be used in screening must be approved by the Boston Redevelopment Authority.

(3) Off-street parking lots should be at least 60-feet wide with 9-foot wide parking stalls.

(4) Other Special Provisions Regarding Parking Area

(a) Lighting used to illuminate the lot shall be so located and shielded so as to prevent glare on the adjacent properties.

(b) Except for emergencies, no automobile repair or service of any kind shall be conducted in the parking area.

(c) No signs of any kind, other than ones designating entrances, exits or conditions of use shall be maintained in or around the parking area.

(d) A rail, fence, wall or other continuous barricade of a height sufficient to retain all cars completely within the property shall be provided, except at exit or entranceways.

(e) Parking areas shall be separated from the street and adjacent property lines by curbed and landscaped buffer strips at least five (5) feet in width.



- (f) Redeveloper must demonstrate to the Boston Redevelopment Authority that, in addition to resident parking, adequate provision will be made for visitor parking.

### 3. Planning Criteria and Standards

#### a. Type, Intensity and Location of Accessory or Supporting Facilities to Predominant Land Use Categories

In residential areas the following supporting facilities will be permitted:

##### (1) Local Commercial Facilities

Local commercial facilities such as grocery stores, drug stores and personal service establishments provided that they serve surrounding areas within a one-half mile radius or 8 to 10 minutes walking distance are permitted. Such facilities will be located strategically on Dudley Street.

##### (2) Recreational Facilities

(a) A new park is proposed to be created adjacent to the Hawthorne School. The park will be approximately 0.6 acres; and, although serving the school, it will also serve the whole community.

(b) Neighborhood playgrounds: The Hannon Playground on Howard Street is currently a part of the Urban Beautification Program. This park is located on Howard Street, adjacent to the N.D.P. area and is across the street from both the Dennison House and the Hawthorne School. This playground although not in the N.D.P. serves the N.D.P. area.

#### b. Type, Location and Other Characteristics of Internal Circulation System

##### (1) Dudley Street

Dudley Street will be a major artery for through traffic and will be used mainly by non-residents travelling through the area.

(2) West Cottage Street, which is primarily a residential street, runs east-west along the boundary of the NDP area. This secondary street will bring local traffic from the area to Dudley Street and to Blue Hill Avenue.

(3) Judson Street runs north-south through the N.D.P. area from Brookford Street to West Cottage Street. Judson Street is a residential street which is primarily used for access from the area to West Cottage Street.

(4) Howard Avenue, a narrow street forming the southerly boundary of the N.D.P. area, serves as an access to and from Dudley Street.

(5) Brook Avenue, a local residential street running from West Cottage Street to Dudley Street, this street is a residential street, which will become a service road when the O.I.C. is built on the Gouldville Terrace site.

(6) Victor Street, a very narrow local street connecting Brook Avenue with Dean Street, is scheduled to become a dead end street.





- (7) Dean Street is a very narrow local street connecting Judson Street with Howard Avenue. New housing is proposed along this street.
- (8) Downey Court, a local dead end street off Brook Avenue, will be cul-de-sac'd. New duplexes are proposed along one side of Downey Court.
- (9) Howard Place is a quiet residential dead end street off of Howard Street.
- (10) A portion of Harlow Street will be discontinued and will become part of the new park.
- (11) Julian Street is a local street running from Blue Hill Avenue to Howard Avenue. This street forms the southwestern boundary of the N.D.P. Only a small section of the street is in the NDP area.

c. Need, Type, Location and Other Characteristics of Public Improvements and Facilities Not Shown on Land Use Plan Map

All of the proposed public street improvements are shown on the General Land Use Plan (See Map 3). In addition to streets, public improvements will include the provision of water and sanitary sewer lines, street lighting, traffic and fire signal systems. (See Section 502 of the N.D.P. Application.)

**D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES**

A designation of properties subject to rehabilitation or acquisition is included in the Acquisition Areas Map (see Map 2). A tabulation of properties to be acquired and buildings to be demolished is included in Section 501 of the NDP Application. The proposed types of renewal action within the NDP area include a combination of clearance activities, rehabilitation, changes in land use, and provision of housing for low and moderate income families.

**1. Rehabilitation**

a. Conditions Under Which Rehabilitation of Properties or Areas Will Be Permitted

Plan objectives will be accomplished through rehabilitation whenever it has been determined that it is economically feasible to rehabilitate a deteriorated property. Economic feasibility shall be based on the structural condition of a property or group of properties. For a detailed explanation of structural conditions upon which economic feasibility is based, see Section 2, Acquisition and Clearance below.

b. Special Conditions Under Which Properties Will Be Acquired For Rehabilitation by the BRA

Properties within NDP areas will not be acquired by the BRA provided that owners rehabilitate their properties or establish their intent to rehabilitate their properties within a four month period after a rehabilitation proposal has been submitted by the BRA to each property owner of buildings that are compatible to reuse plans. The rehabilitation of all properties will be in conformance with the provisions of the Urban Renewal Plan, Property Rehabilitation Standards and such state and local laws as may be applicable.

Upon acquisition of such properties, the BRA will either:



- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair market value for uses in accordance with the Urban Renewal Plan; or
- (2) Sell or lease the property at its fair market value subject to rehabilitation in accordance with the Minimum Property Rehabilitation Standards and Objectives of this Urban Renewal Plan; or
- (3) Rehabilitate the property for demonstration purposes. Should the BRA acquire property through the owner's non-compliance as stated above for any other reason, the property may at the discretion of the BRA be cleared and marketed as vacant land, or be resold to a redeveloper who conforms to BRA criteria and furnishes an acceptable written agreement stating that he will rehabilitate the property in conformance with the Property Rehabilitation Standards within a reasonable time.

c. **Property Rehabilitation Standards**

The minimum property standards for the Gouldville-Dudley N.D.P. will be the Boston Building Code and the Minimum Multi-Family Rehabilitation Standards outlined in HUD-PG-50.

**2. Acquisition and Clearance**

The following conditions are the basis under which property will be acquired and cleared.

a. **To Remove Substandard Conditions**

A listing of properties to be acquired to remove structurally substandard conditions is included as Table 1. (For a checklist of building deficiencies see Exhibit 2 included at the end of this section.) A building is determined to be structurally substandard if it contains one of the following:

- (1) One or more critical defects, plus one or more intermediate defects.
- (2) A combination of four or more intermediate defects provided that the intermediate defects are in the basic structured elements such as foundations, bearing walls, roofs, floors, beams, rafters, girders or columns, or if in non-structural elements that could not be reasonably rebuilt or repaired.
- (3) One or more construction defects which could not be economically corrected.
- (4) Two or more building facility defects which could not be economically replaced, repaired, rebuilt or added to the building.

b. **To Remove Blighting Influences**

No properties will be acquired to remove blighting influences.

c. **Provide Land for Public Improvements or Facilities**

d. **Promote Historic or Architectural Preservation**

No properties will be acquired and cleared to promote historic or architectural preservation in the NDP.



LIST OF BUILDINGS TO BE ACQUIRED  
TO REMOVE SUBSTANDARD CONDITIONS

NUMBER OF DEFECTS

Address	Slight	Inter-Mediate	Critical	Construction	Safety Facility	Building Facility	Condition
554 Dudley	15	10	10	1	2	Vacant	S-S
590 Dudley	13	4	2	1	1	Occ.	S-S
592 Dudley	10	15	3	1	2	Vacant	S-S
594 Dudley	10	15	3	1	2	Vacant	S-S
596 Dudley	20	2	2	1	2	Occ.	S-S
598 Dudley	12	12	3	1	2	Vacant	S-S
600 Dudley	12	12	3	1	2	Vacant	S-S
602 Dudley	12	12	3	1	2	Vacant	S-S
604 Dudley	12	12	3	1	2	Vacant	S-S
606 Dudley	12	12	3	1	2	Vacant	S-S
570 Dudley	15	9	10	1	2	Vacant	S-S
10 Dean	19	11	1	-	1	Occ.	S-S
12 Dean	8	3	2	-	-	Occ.	S-S
15 Dean	13	5	0	2	1	Occ.	S-S
21-23 Dean	9	3	0	-	-	Occ.	S-S
25 Dean	3	4	0	-	-	Occ.	S-S
27 Dean	13	15	2	0	1	Occ.	S-S
31-35 Howard	-	20	15	2	2	Vacant	S-S
45 Howard	6	5	0	-	-	Occ.	S-S
32 W. Cottage	18	8	1	3	0	Occ.	S-S
44 W. Cottage	10	8	4	2	1	Occ.	S-S
46 W. Cottage	12	5	3	2	1	Occ.	S-S
48 W. Cottage	12	5	3	2	1	Occ.	S-S
104 Brook	11	6	1	0	1	Occ.	S-S
101-3 Brook	20	9	2	1	2	Occ.	S-S



e. Provide Land for Redevelopment and Other Plan Objectives

Vacant land will be acquired in order to carry out the goals and objectives of the Urban Renewal Plan as stated in this application.

f. Conditional Acquisition

(1) If a building, not within the acquisition area but within the NDP area, is found to be vacant or abandoned it may be acquired on account of the owner's failure to rehabilitate. A building may be found to be vacant and/or abandoned if the owner or owners have failed to pay property taxes on that property by December 31 of the year in which such taxes are assessed.

(2) If, during the course of the project, a homeowner, who heretofore has not permitted acquisition of his property, wishes to do so and if the Model Cities Agency and BRA believe that the acquisition of said property will further enhance the viability and integrity of the plan, then the BRA is empowered to acquire said property.

3. Temporary Project Improvements

No temporary project improvements or facilities are presently anticipated in the Gouldville-Dudley NDP area.

E. LAND DISPOSITION SUPPLEMENT

1. Land Use Provisions on Land for Sale or Lease

The following land use provisions and building requirements are intended to bring about a quality of new development which will result in substantial long-term values to the community and the creation of a viable neighborhood.

a. Applicability

The land use provisions and building requirements shall apply to all land made available for redevelopment within the NDP boundary limits.

b. Restrictions on Uses of Land

(1) General Restrictions

No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the BRA or by the purchasers or lessees from it (or any successors in the interest of such purchasers or lessees), by which land in the NDP Area is restricted, either by the BRA or by such purchasers, lessees, or successors in interest upon the basis of race, creed, color, or national origin, in the sale, lease, or occupancy thereof.

(2) Restriction in Disposition Contracts

The foregoing restrictions shall be implemented by appropriate covenant or other provisions in land disposition instruments.





c. General Controls for Redevelopment of Real Property

The basic standards and controls for the redevelopment of real property shall be the provisions of this Plan herein set forth, the City of Boston's Building Code, Electrical Code, Plumbing Code, Fire Prevention Code, the Zoning Ordinance and Housing Standards Ordinance in effect. In all cases the more restrictive code shall govern. Since the proposed family housing will be subsidized under a federal subsidy and mortgage insurance program, the housing will meet HUD's minimum property standards for multi-family rental housing.

(1) Design Review

Specific proposals for the redevelopment of all parcels shall be evaluated by the BRA and the Model Cities Board as to the manner in which they achieve the objectives, standards, and controls of this Plan. While the redeveloper will be given freedom in concept, design, and layout within the standards specified in this Plan, the structures and any facilities to be erected must reflect distinguished architectural expression and techniques in order to signify quality and permanence.

(2) Landscaping

All areas not specifically designated for a building, parking, loading, access drives, walkways, or terraces shall be suitably covered with grass or turf or other suitable material as approved by the BRA and shall be suitably landscaped with shade trees and shrubs. At least 10% of any parking area or lot which holds more than 20 cars shall be landscaped with trees and/or shrubs of sufficient size and capacity to aesthetically break up any large expanse of pavement and to guide traffic. Trees with low growing branches, gum or moisture, seeds or pods shall be avoided. Tree planting strips shall be at least 5-feet wide for proper tree growth. No trees, shrubs, or other plantings shall be situated on or near a street corner where they may cause danger by obstructing the view. All trees and shrubs shall be maintained at mature heights, periodically trimmed and attractively maintained. All grass shall be kept cut a length no greater than 3 inches and adequately fertilized and seeded to maintain an attractive appearance.

(3) Maintenance

All property in the Project Area shall be maintained in a clean, sanitary, and attractive condition at all times. Debris and building materials shall not be stored or piled on the premises except during building construction.

(4) Electric, Telephone, and Other Utility Facilities

Electric, telephone, and all other utility facilities shall be installed underground unless, in the opinion of the BRA special conditions require otherwise. In such event, such installations shall be as directed by the BRA.

(5) Sign Regulations

The design, construction and display of all signs for all buildings or structures in the N.D.P. Area shall be subject to the following regulations:



- (a) Signs relating solely to the identification of the premises may be affixed to the buildings in the N.D.P. Area provided such signs do not exceed 1 square foot in area for each front foot of building occupied by the enterprise displaying the sign. No occupant may erect or construct more than one sign for each exterior wall of his premises.
- (b) No sign shall be painted on any exterior wall of a building, nor shall any sign be lighted by or contain flashing, revolving, or other pulsating sources of illumination.
- (c) Temporary signs may be installed for the purpose of offering for sale, rent or lease of the premises, or in the case of building construction underway on the site, for the identification of the building contractor, owner, architect, engineer, etc. No such temporary sign shall exceed 32 square feet in area.
- (d) Ground signs may be erected at the discretion of the BRA. If accepted, they must be erected on suitable supports as approved by the BRA and relate solely to the identification of the enterprise conducted on the premises, or they must be public service, informational, or directional signs. Identification signs shall be limited to one to each building for each public street on which the building is fronted.
- (e) All signs must be integrated into the architectural design of the building on which it is placed and into the overall sign layout of the project in character and quality. To insure uniform design, the redeveloper must submit the design and specifications of all signs to the BRA for its approval.
- (f) No signs or other notice types described herewith may be erected within the boundaries of the N.D.P. Area.
- (g) Exceptions to any of the above sign regulations may be made only upon written approval of the BRA.
- (h) All signs must conform to the sign control provisions contained in the zoning ordinance.

(6) Exterior Lighting

Exterior lighting may be used to light doors, entrances, show windows, plazas, walkways, parking lots, and open areas. Lighting shall be located and shielded so as to prevent glare on adjacent properties. No floodlighting of buildings or streets shall be permitted except by special permission of the BRA.

(7) Off-Street Parking

Parking areas include all spaces allocated for vehicular use, including service drives, maneuvering space and parking spaces, as well as space devoted to meeting landscaping requirements contained in this sub-section. Three hundred square feet shall be allocated per required space, unless specific parking plans providing for less area per space are approved by the BRA.



In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- (a) All open parking areas should have at least one tree for every six parking spaces.
- (b) An open parking area in excess of 10 parking spaces should be visually screened with planting or appropriate fencing along the perimeter.
- (c) Access driveways should be a minimum of 15 feet in width.
- (d) Appropriate night lighting should be provided and so located as to be directed away from windows in residential structures.

Departures from these guidelines may be permitted upon a demonstration by the redeveloper that the intention of this sub-section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

#### d. Plan Submission

The redeveloper(s) will be required to submit to the BRA all preliminary plans and specifications for BRA approval in conformance with standard design review procedures. These plans and specifications must be sufficient in scope to demonstrate the design, architectural concepts, proposed distribution and intensity of uses, exterior and interior building materials, parking and loading facilities, landscaping, and sign proposals for the development.

Final plans and specifications must be submitted to the Boston Redevelopment Authority for approval to insure conformance with the preliminary submission.

The BRA shall provide the redeveloper(s) with the current format and procedure for plan submission and shall return any submission which does not conform to the requirements of this procedure. (See Exhibit 1 for a description of the BRA's Design Review Process.)

#### e. Interpretation

The redeveloper(s) will be required to agree that in the event of any question regarding the meaning of standards and controls or other provisions of this Plan, interpretation placed thereon by the BRA shall be final and binding.

### 2. Circulation Requirements

The Plan calls for improvements to the local streets. There will be no changes in the existing street right-of-ways.

### 3. Redeveloper's Obligations

#### a. Applicability

The provisions of this section shall apply to the disposition parcels upon disposition by the BRA and shall be implemented by appropriate covenants and provisions in disposition documents.



b. Compliance with the Plan

Development of the land in the N.D.P. Area shall be made subject to the regulations and controls set forth in this Plan. The purpose of such regulations and controls is to assure that the renewal and development of such land will conform to the planning and design objectives of the Plan. It is therefore the obligation of the redeveloper not only to comply with these regulations and controls but also to familiarize himself with the overall Plan and to prepare development proposals which conform to these plans.

c. Design Review

All development proposals will be subject to design review, comment and approval by the BRA and the Model Cities Board prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan, and as more specifically set forth in disposition documents, all plans will be subject to the BRA's standard design review procedures to evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

d. General Obligations

The BRA shall obligate the redeveloper and purchaser of land in the N.D.P. Area, and his successors and assigns, by covenants and conditions running with the land or by other appropriate means providing for reasonable action in the event of default or noncompliance by such redeveloper purchaser:

- (1) To develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the BRA are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- (3) To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined by the BRA and the Model Cities Board and agreed upon by the redeveloper;
- (4) To make adequate provisions for works of art and other amenities in accordance with the policy as established by the BRA.

e. Disposition by Redeveloper

A redeveloper shall not dispose of all or part of his interest within a parcel acquired from the BRA without the written consent of the BRA until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both this Plan and the Land Disposition Agreement entered into between the redeveloper and the BRA. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the BRA and the City of Boston, and effect compliance with the objectives of this Plan.





#### 4. Commitment to Provide low to Moderate Income Housing

The development plan for the Gouldville-Dudley N.D.P. calls for the reuse of the N.D.P. Area for low and moderate income family housing. Current plans call for the construction of 80-100 units of family housing under an appropriate federal interest reduction and mortgage insurance program.

#### 5. Urban Design Objectives and Goals

- a. To provide sound low and moderate housing primarily for families taking advantage of the site's location which has in its proximity virtually all of the normal facilities needed by such families.
- b. To insure that this development is properly made a part of its surrounding neighborhood, and to insure that it is not isolated from the activity of that neighborhood.
- c. To make the proper connections and separations (visual, audio, pedestrian, and automobile access) among and between this project and the neighborhood in which it is located.
  - (1) Recognize the public nature of the Opportunities Industrialization Center in design so as to insure the proper relationship of this project to its activities.
  - (2) To separate pedestrian traffic from vehicular traffic and parking whenever possible.
- d. To provide housing units which are the most suitable in design and location to the life styles of those for whom they are intended.
- e. To provide outdoor spaces for recreation and sitting which are safe and useable by both adults and children, and which make the necessary connections between dwellings and the abutting commercial, educational and recreational facilities.
- f. To provide facilities and spaces which are available to the neighborhood in general and the occupants of the housing in particular.
- g. To provide an employment training facility which will be a source of pride and identity to the residents of the area.

#### 6. Duration of Provisions

The BRA shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the Urban Renewal Plan by the City Council and shall run for a period of forty years thereafter.

### F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

#### 1. Conformity to Master Plan

This plan is in conformity with the 1965-1975 General Plan for the City of Boston, which designates the N.D.P. site as a residential area.



## **2. Conformity to Zoning Ordinance**

The Opportunities Industrialization Center is a conditional use within the H-1 zoning district and will necessitate a variance. All other uses are permitted within the existing ordinance.

## **3. Preferential Employment of Model Neighborhood Residents**

Contracts for all construction work to be carried out by any Public Agency in the Model Neighborhood Area shall require that the general contractor and subcontractor agree as follows:

- a. At least fifty percent (50%) of workers for each trade shall be residents of the Model Neighborhood Area. However, a lower percentage requirement may be set in the event that the Model City Administrator determines that there are insufficient workers in the trade for the particular work;
- b. A report shall be sent to the Model City Administrator each month regarding the composition of the contractor's work force;
- c. The contractor will give notice to community-based agencies specified by the Model City Administrator of job openings, and will follow certain other procedures to be specified by the Model City Administrator in connection with recruiting, hiring and reporting;
- d. The contractor will submit to the Model City Administrator for approval of a training program whereby unskilled workers will be evaluated and promoted;
- e. The agency performing the work may withhold payments or cancel the contract in the event of the contractor's failure to comply with the above provisions.

## **4. Preferential Selection of Model Neighborhood Contractors**

- a. Area Contractors are defined to include any contractor or subcontractor who meets any of the following three requirements: (1) more than one-half of his business is owned by persons who have lived in such area for at least six months at the time bids are received, or (2) more than one-half of his work force at all skill levels has consisted of persons living in such area for at least six months measured from the start of such employment with the bidder, or (3) his principal place of business has been in such area for a period of not less than six months prior to the time bids are opened.
- b. An Area Contractor shall be deemed to have the capacity to perform the work in question if in the opinion of the Model City Agency he is a contractor or subcontractor who is experienced in performing, and has satisfactorily completed work of a similar type and costing at least one-half the cost of the work as estimated by the awarding authority.
- c. Wherever feasible sub-bids or separate bids shall be requested for the separate components of a construction job in order to maximize the opportunity of Area Contractors to bid on work which they have the capacity to perform.



- d. Except when prevented by contrary legal requirements (e.g. c.149, s.44A, M.G.L.), the public agency shall require bidding procedures which give preference to qualified Area Contractors. Such procedures shall require that when at least two complete bids are received from Area Contractors having the capacity to perform the work in question then the contract or subcontract shall be awarded to the Area Contractor who submitted the lowest responsible bid.
- e. At least two weeks prior to advertising for bids on a construction job, the public agency responsible for awarding the contract shall give written notification to the Model City Administrator and to the Contractors Association of Boston, Inc., (227 Roxbury Street, Roxbury, Mass. 02119) describing the type of job, the awarding authority's estimate of the value of the proposed work, and the tentative date set for requesting bids.
- f. The awarding authority shall encourage general contractors to use qualified Area Subcontractors in preparing their general bids and shall require general contractors to substitute qualified Area Subcontractors for sub-bidders listed in their General Bids when the awarding authority deems it to be in the public interest to so require. Such substitution shall be required when a review of the general contractors' and of his subcontractors' past employment practices demonstrates in the opinion of the awarding authority the unlikelihood of compliance with the awarding authority's equal employment requirements and the unlikelihood of substantial employment of persons residing within the Model Neighborhood.

#### **G. PROVISIONS FOR AMENDING PLAN**

This Plan may be amended at any time by the BRA, provided, however, that:

1. Any agreement which in the opinion of the BRA substantially or materially alters or changes the Plan shall be subject to the Federal, State, and local approvals.
2. No amendment will be made to the Plan with respect to any land which the BRA has then disposed of or contracted to dispose of without the prior consent of any persons to whom land in the NDP area has been leased or sold; and
3. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

#### **H. TERMINATION OF PLAN**

This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Massachusetts Department of Community Affairs.



ND 401

REDEVELOPMENT PLAN

LENA PARK





**LENA PARK  
REDEVELOPMENT PLAN**

**Table of Contents**

	<b>PAGE</b>
<b>A. DESCRIPTION OF NDP URBAN RENEWAL AREA</b>	
1. Description of NDP Area	39
2. Legal Description	39
3. N.D.P. Boundary and Clearance Area	39
4. Acquisition Area	39
<b>B. STATEMENT OF DEVELOPMENT OBJECTIVES</b>	39
<b>C. GENERAL LAND USE PLAN</b>	
1. Land Use Maps	42
2. Development Plan and Density Requirements	46
3. Planning Criteria and Standards	48
<b>D. URBAN RENEWAL TECHNIQUES</b>	
1. Rehabilitation	49
2. Acquisition and Clearance	50
3. Temporary Project Improvements	53
<b>E. LAND DISPOSITION AGREEMENT</b>	
1. Land Use Provisions on Land for Sale or Lease	53
2. Circulation Requirements	56
3. Redeveloper's Obligations	57
4. Commitments to Provide Low to Moderate Income Housing	58
5. Urban Design Objectives and Goals	58
6. Duration of Provisions	59
<b>F. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS</b>	
1. Conformity to Master Plan	59
2. Conformity to Zoning Ordinance	59
<b>G. PROVISIONS FOR AMENDING PLAN</b>	59
<b>H. TERMINATION OF PLAN</b>	59



## LIST OF MAPS

	PAGE
1. NDP Boundary and Clearance Area	40
2. Acquisition Area	41
3. General Land Use Plan	43
4. Proposed Circulation Routes	44
5. Proposed Site Plan	45



**A. DESCRIPTION OF NDP URBAN RENEWAL AREA**

**1. Description of NDP Area**

The Lena Park NDP is a 12.9 acre site located in a predominantly residential neighborhood south of the Boston Model Neighborhood between Blue Hill Avenue and American Legion Highway. As shown on Map 1, the NDP is bordered: (a) on the south by Boston State Hospital; (b) on the west by Franklin Park; (c) on the north by standard privately owned housing and Franklin Hill Avenue; and (d) on the east by the Paine Elementary School and Harvard Street Health Center, both of which are located on Harvard Street.

The NDP is a well defined area including 6.7 acres of vacant land, 1.8 acres of residential structures, a 2.2 acre community service center and 2.2 acres of public streets. The NDP area contains nineteen buildings, one of which is an institutional structure with the remaining eighteen structures being residential structures. Sixteen of the residential structures have been found to be dilapidated beyond the point where it is feasible to rehabilitate them and are scheduled to be demolished in order to eliminate blighted conditions and accomplish objectives of the housing development plan.

**2. Legal Description**

Beginning at a point, said point being the intersection of the southerly sideline of Austin Street extended to the westerly sideline of American Legion Highway and running northerly by said westerly sideline of American Legion Highway to a point, said point being the intersection of same and the extended southerly property line of property now or formerly of Franklin Apartments, Inc.

Thence turning and running southeasterly and northeasterly respectively by the extended southerly property line and the easterly property line of land now or formerly of Franklin Apartments, Inc., extended to a point, said point being the intersection of same and the northerly sideline of Franklin Hill Avenue;

Thence turning and running southeasterly by the northerly sideline of Franklin Hill Avenue extended to a point, said point being the intersection of same with the easterly sideline of Harvard Street;

Thence turning and running southerly by the easterly sideline of Harvard Street to a point, said point being the intersection of same with the extended southerly sideline of Austin Street;

Thence turning and running northwesterly by the extended southerly sideline of Austin Street to the point and place of beginning.

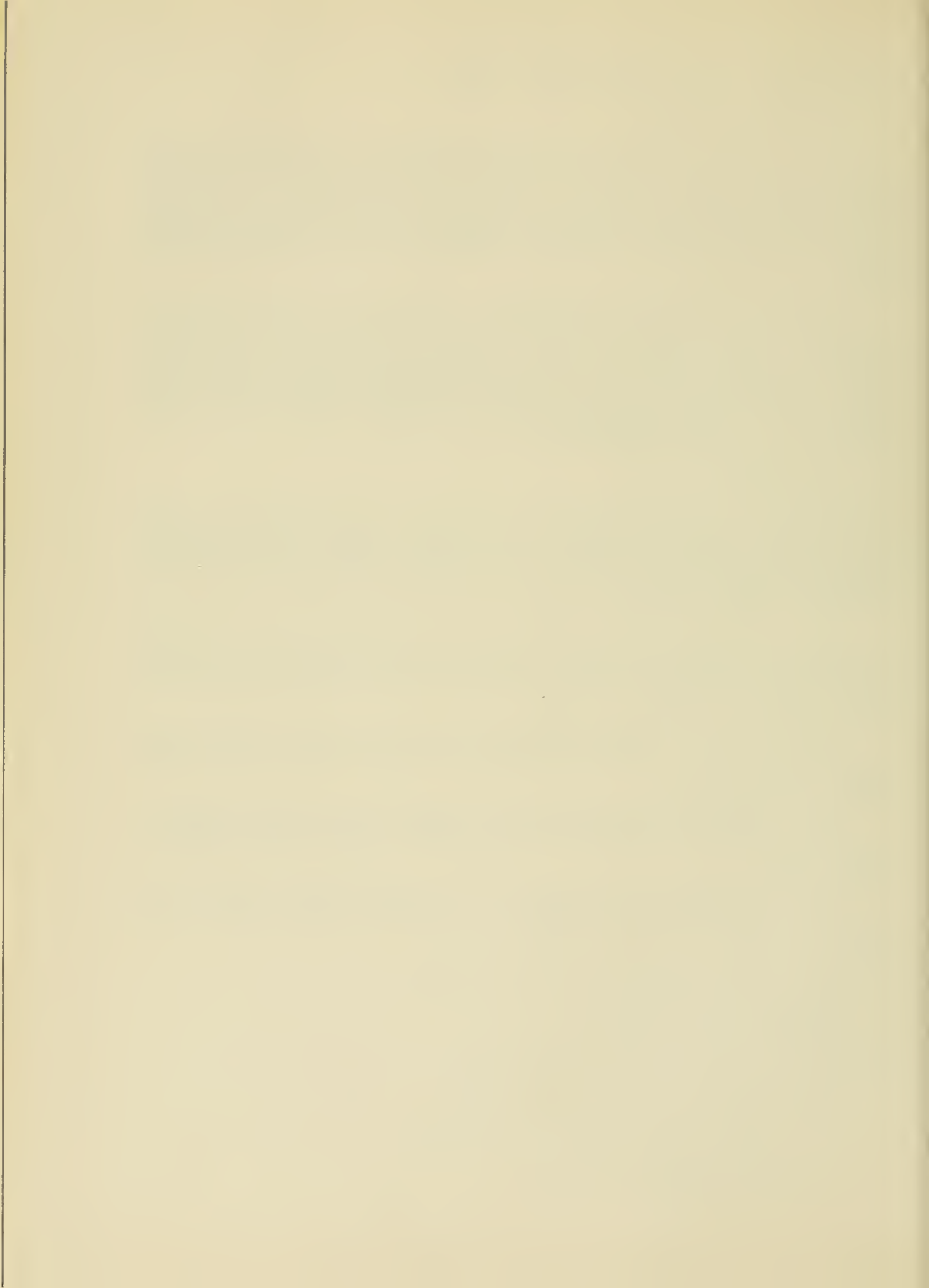
**3. N.D.P. Boundary and Clearance Area (See Map 1).**

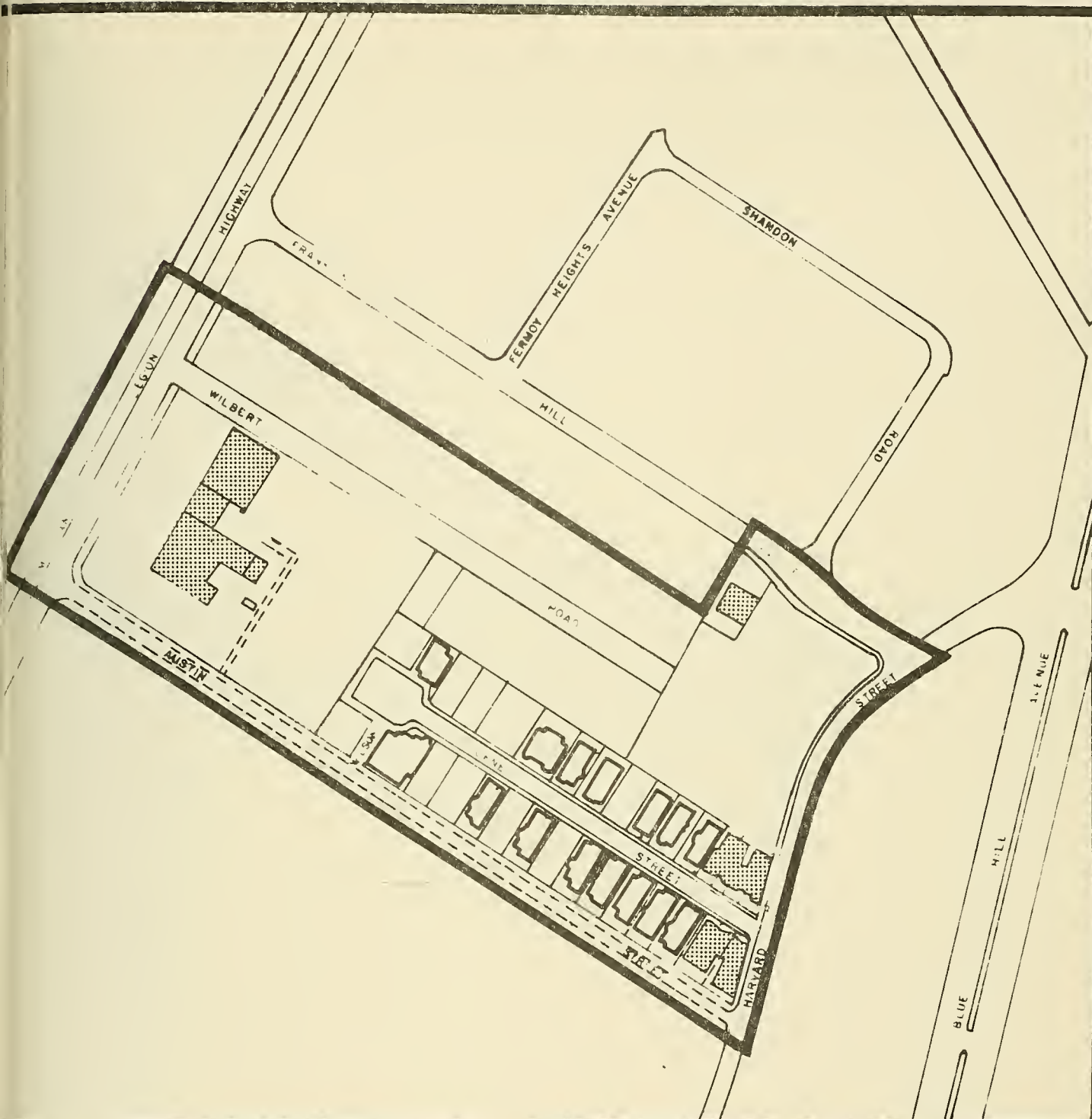
**4. Acquisition Area (See Map 2).**

**B. STATEMENT OF DEVELOPMENT OBJECTIVES**

**1. Physical goals of the Urban Renewal Plan are:**

- a. to remove structurally substandard buildings;
- b. to eliminate blighting influences;








**N.D.P. BOUNDARY AND CLEARANCE AREA**

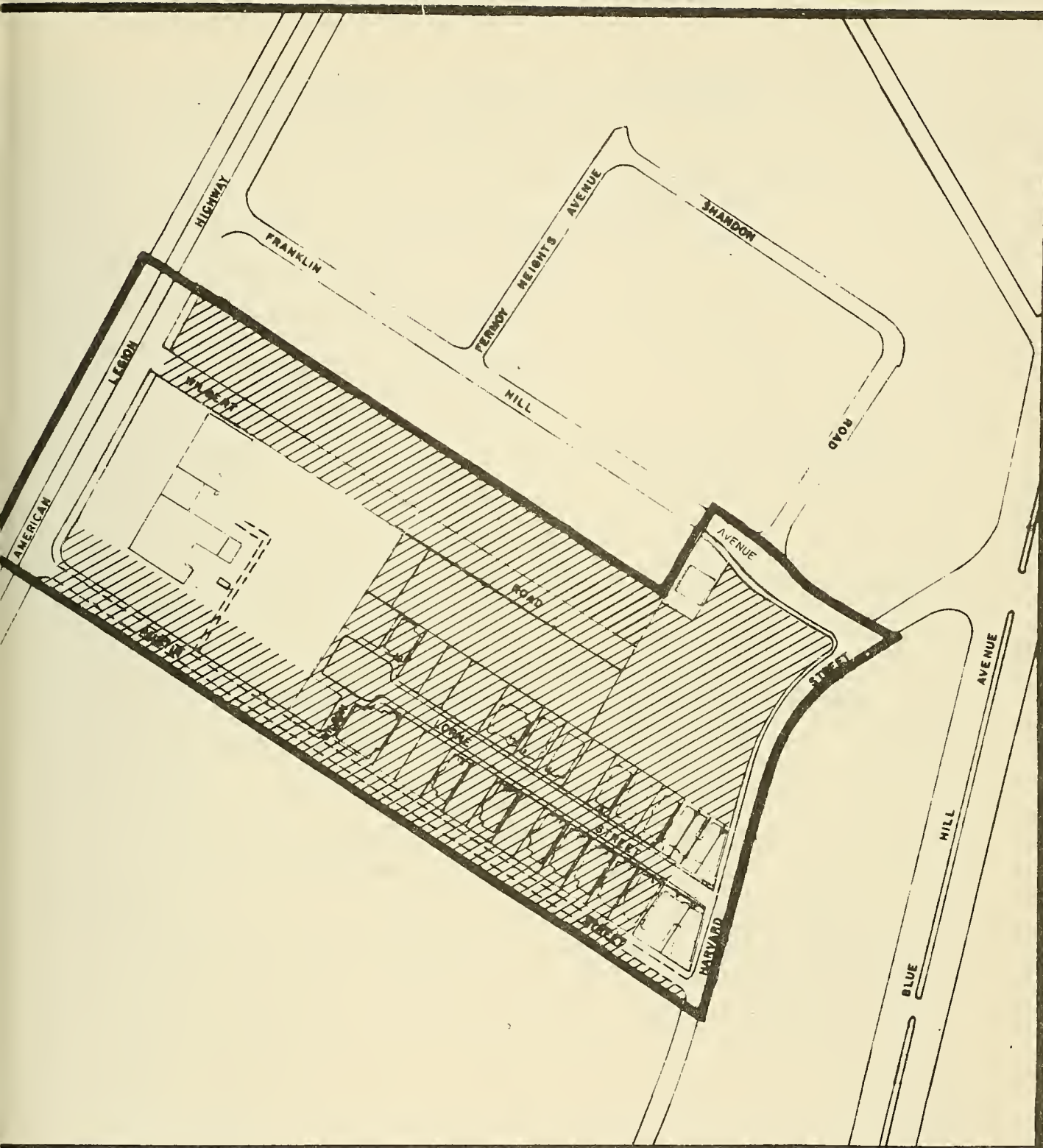
Lena Park Map 1

0 200 400 FEET

-  Project Boundary
-  Buildings To Remain
-  Buildings To Be Demolished



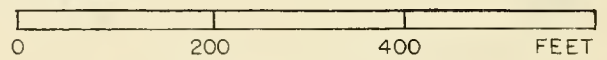






**ACQUISITION AREA**

**Lena Park**

**Map 2**



-  **Project Boundary**
-  **Acquisition Areas**



- c. to remove impediments to land disposition and development;
- d. to rehabilitate structurally deficient buildings;
- e. to increase the supply of low and moderate income family housing;
- f. to improve public thoroughfares and public rights-of-way; and
- g. to improve public utilities.

**2. Social and economic goals of the plan are:**

- a. to create an enhanced living environment;
- b. to provide higher standards of living;
- c. to encourage a more active involvement in the maintenance and upkeep of properties;
- d. to promote a more active concern in community affairs;
- e. to increase the awareness and appreciation of the neighborhood and community as a whole; and
- f. to increase employment opportunities.

**3. Specific objectives for the Lena Park Area in the 1973 Action Year include:**

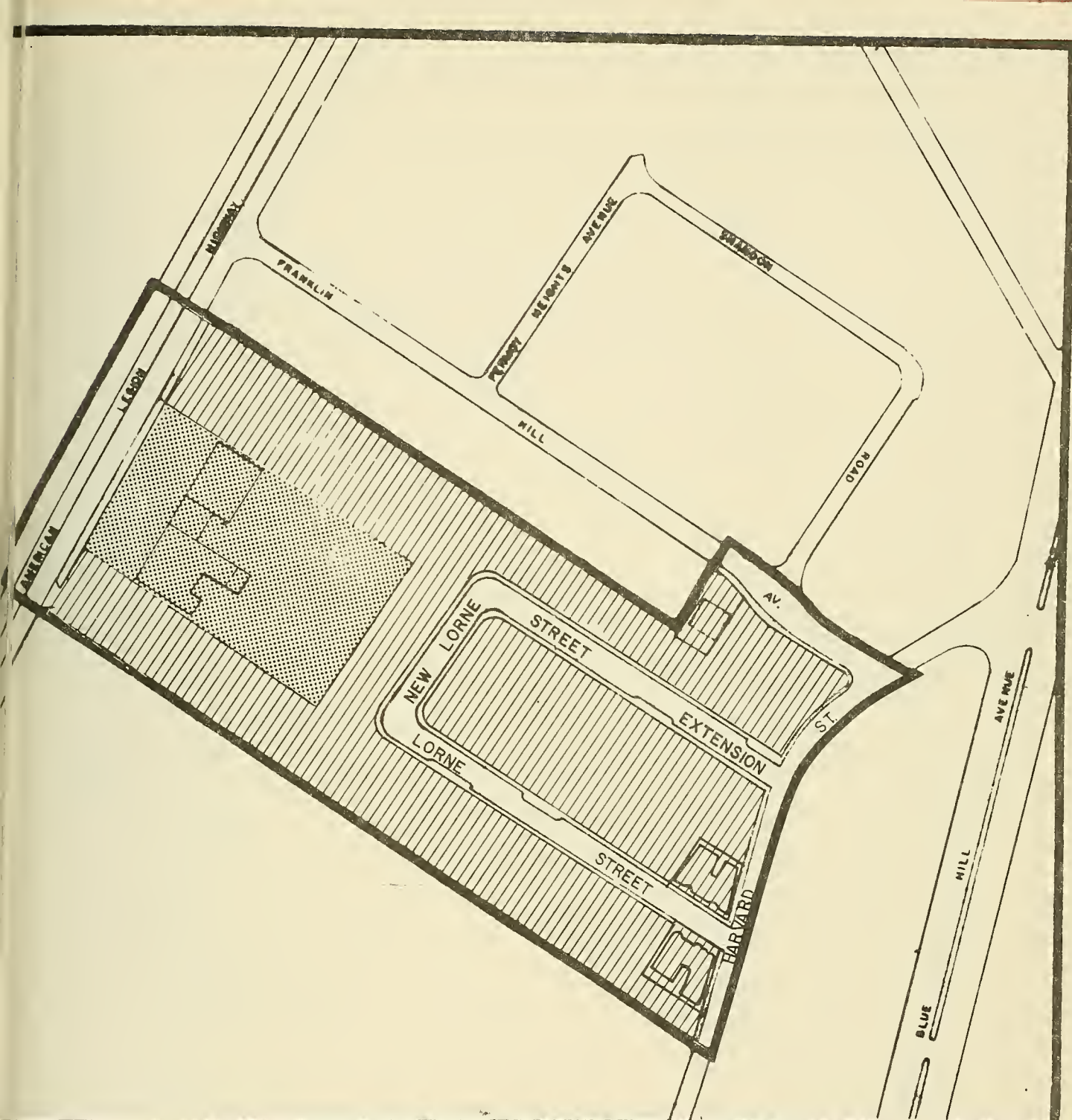
- a. Provide a site ready for the construction of low to moderate income family housing.
- b. Improve the traffic circulation system.
- c. Implement and advance the national goal of increasing the existing housing supply for low and moderate income families and individuals.
- d. Acquire and clear the deteriorated residential structures on Lorne Street.
- e. Eliminate obsolete, incompatible, and deteriorating buildings which depress the physical condition and character of the area and contribute to the growth of blight.
- f. Provide adequate sewer, water, lighting, and park facilities to the entire site.

**C. GENERAL LAND USE PLAN**

**1. Land Use Maps**

- a. General Land Use Plan (See Map 3).
- b. Proposed Circulation Routes (See Map 4).
- c. Proposed Site Plan (See Map 5).

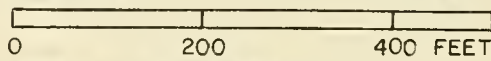







**GENERAL LAND USE PLAN**

**Lena Park**

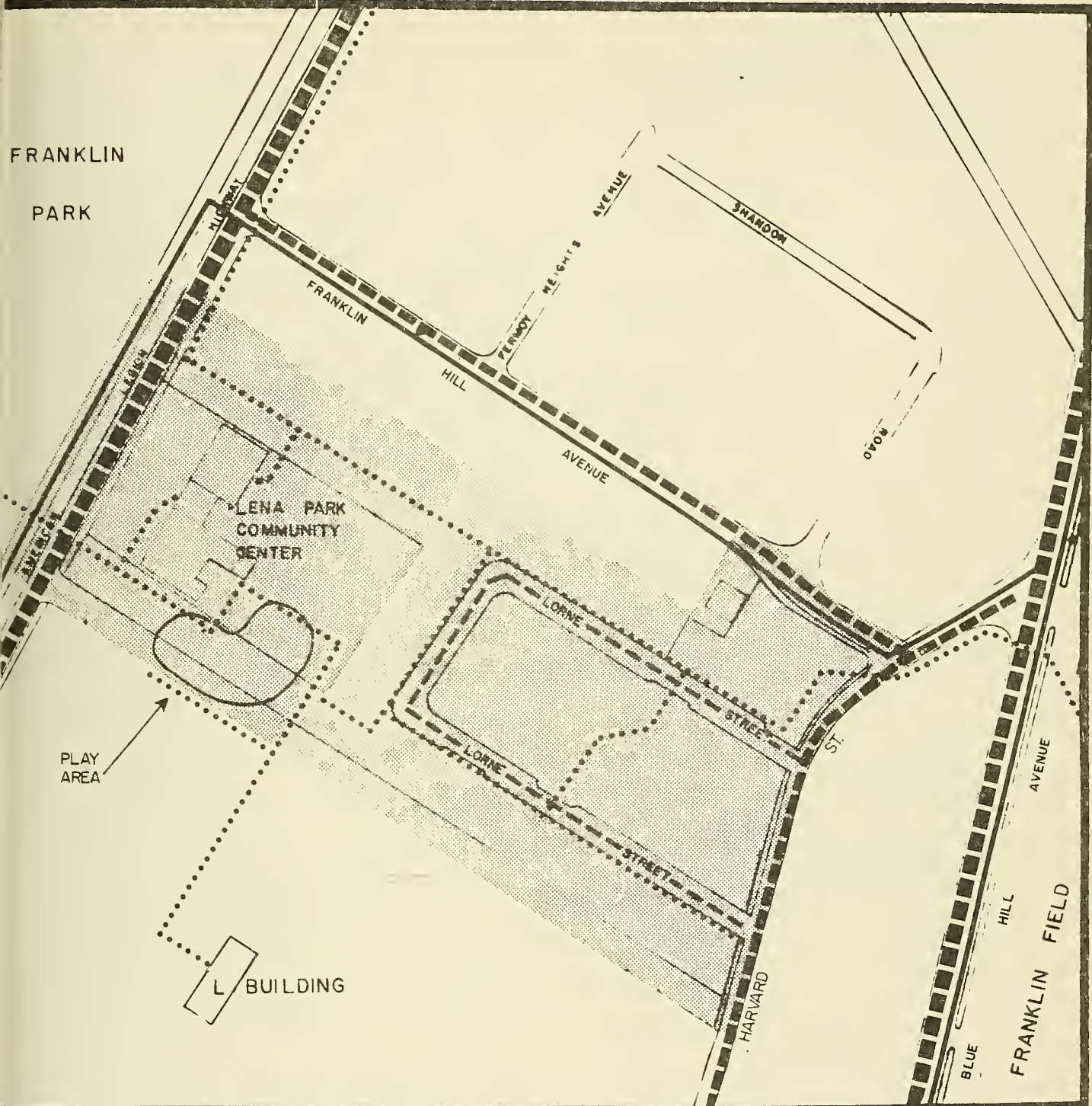
**Map 3**



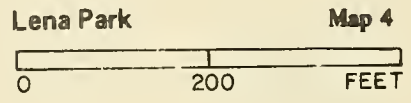
-  **Project Boundary**
-  **Institutional**
-  **Residential**



FRANKLIN  
PARK



PROPOSED CIRCULATION ROUTES

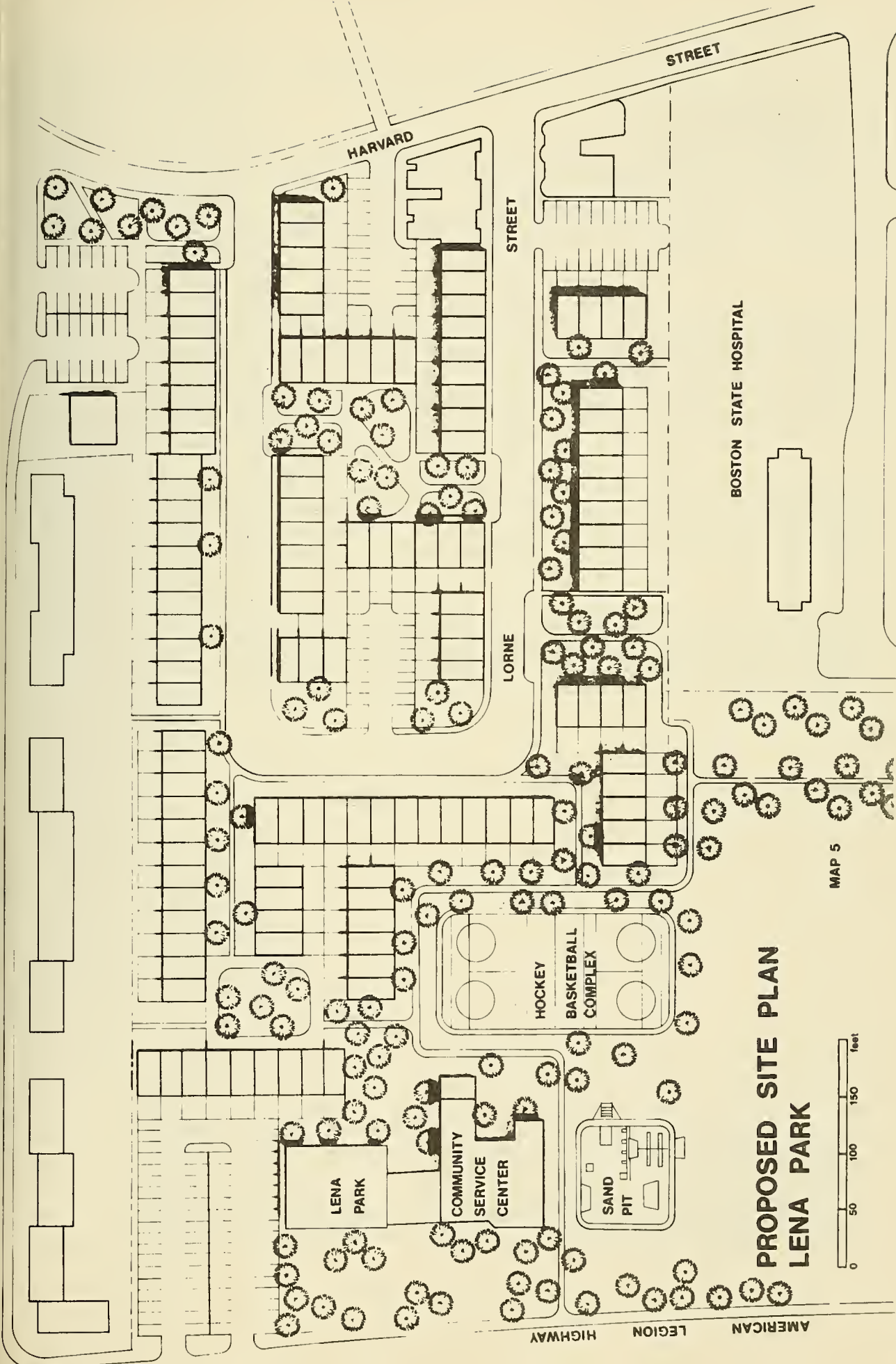


- ■ ■ Major Artery
- — — Collector - Distributor
- - - Local Street
- Bus Route
- ..... Pedestrian





FRANKLIN HILL AVENUE



STREET

HARVARD

STREET

BOSTON STATE HOSPITAL

LORNE

MAP 5

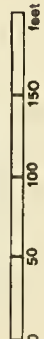
HOCKEY BASKETBALL COMPLEX

LENA PARK

COMMUNITY SERVICE CENTER

SAND PIT

# PROPOSED SITE PLAN LENA PARK



AMERICAN HIGHWAY LEGION



## 2. Development Plan and Density Requirements

### a. Proposed Uses

An analysis of the Lena Park site and its adjacent neighborhood indicates that the area is changing rapidly both in terms of the people living there and in terms of a large unmet need for large family housing. The Lena Park site offers the community an opportunity to lessen the adverse effects of change, improve the quality of life in the neighborhood, and provide badly needed low and moderate income family housing.

The Lena Park Community Service Center can serve as a focus for community activities where new and long-time residents can recreate, receive needed health and social welfare services, and become acquainted with each other. Of these resident groups, low and moderate income families with children are presently creating the greatest demand for housing in the Lena Park area. The elderly, who continue to comprise a substantial portion of the total population, also appear to be creating a demand for housing, but to a lesser degree.

It is proposed, therefore, that the Lena Park site be developed for medium high density new family housing. The development plans should be responsive to the housing needs indicated above by providing a substantial number of large units for families with children and a number of smaller ones which may be occupied by elderly.

The development plan calls for acquiring vacant land in the Lena Park N.D.P. Area as well as the dilapidated buildings along Lorne Street in order to create a development parcel for approximately 250 to 300 units of low to moderate income family housing in low rise structures. The proposed bedroom composition is shown below.

#### PROPOSED BEDROOM DISTRIBUTION

Type of Unit	Percent of Units
Efficiency	10
One Bedroom	25
Two Bedroom	25
Three Bedroom	25
Four Bedroom	10
Five or More Bedroom	5
Total Development	100%

The net project density proposal is approximately 30 to 35 dwelling units per net residential acre. Tentatively, plans call for duplexed apartments with balconies or private yards included with each unit. These apartments would be through apartments with windows on either end of the apartment providing cross ventilation of the apartment and natural lighting. The buildings will be three- and four-story walk-up garden apartments 30 to 40 feet in height. All housing plans will meet minimum Federal Multi-Family Property Standards and local building codes.



The site plan calls for a hierarchy of recreation and open spaces. The recreation spaces will include a yard or balcony relating to each unit, a series of tot lots and sitting areas dispersed so as to be convenient to each unit, and active recreation spaces on abutting land owned by the Lena Park Community Service Center and Boston State Hospital.

The site has been designed to disperse parking in small lots throughout the site. One parking space will be provided for each housing unit built.

In addition, a series of green spaces and walkways are proposed that take advantage of vistas created by the topography of the site. Public walkways through the site are proposed to provide pedestrian access, separated from vehicular traffic, linking Franklin Field, commercial facilities on Blue Hill Avenue, the Lena Park Community Service Center, the Community Mental Health Center in the "L" Building at Boston State Hospital, bus stops, and Franklin Park.

b. Design Review

The redeveloper will be required to submit to the BRA all plans for the development of the Urban Renewal Area. The BRA and interested resident groups and individuals will jointly review these plans as outlined in "The Design Review Process and Redeveloper's Architectural Submissions for Housing Parcels," included as Exhibit 1 herein.

Final working drawings are to be approved by the BRA Board before the BRA will dispose of any parcel to the proposed developer. An attached statement shall briefly state the approximate number of units, unit composition, number of residents, parking, servicing, open space, management, tenant selection process, signs, staging, provisions for refuse collection, utilities, and other matters connected with the operations of the completed housing.

c. Local Commercial

Limited local commercial space that serves the needs of the housing's occupants shall be permitted. Adequate facilities for off-street loading shall be provided.

d. Sign Regulations

No billboards or other non-accessory signs shall be allowed. Signs will be restricted to the non-animated, non-flashing types, identifying only the establishment and the nature of its product. No sign shall project beyond the face of the building more than 24 inches. All signs must be approved by the BRA.

e. Off-Street Parking Design Standards

- (1) In any parking lot providing spaces for 20 or more vehicles and/or those adjacent to or facing a residential district, the Redevelopment Authority will require the planting and maintenance of trees or shrubs within and along the borders of such parking areas.
- (2) Screening shall be provided on sides which abut streets and/or properties of dissimilar uses, except that no screening is required of a parking area where the elevation of the Lot Line is six (6) or more feet higher than the finished elevation of the parking surface. The parking area screening shall meet the following conditions:



- (a) The screening shall not be less than four (4) feet and not more than six (6) feet in height above the grade of parking lot surface, but in no case shall be permitted to constitute a traffic hazard. Such screening shall be maintained in good condition.
  - (b) Materials to be used in screening must be approved by the Boston Redevelopment Authority.
- (3) Off-street parking lots should be at least 60-feet wide with 9-foot wide parking stalls.
- (4) Other Special Provisions Regarding Parking Area
- (a) Lighting used to illuminate the lot shall be so located and shielded so as to prevent glare on the adjacent properties.
  - (b) Except for emergencies, no automobile repair or service of any kind shall be conducted in the parking area.
  - (c) No signs of any kind, other than ones designating entrances, exits or conditions of use shall be maintained in or around the parking area.
  - (d) A rail, fence, wall or other continuous barricade of a height sufficient to retain all cars completely within the property shall be provided, except at exit or entranceways.
  - (e) Parking areas shall be separated from the street and adjacent property lines by curbed and landscaped buffer strips at least five (5) feet in width.
  - (f) Redeveloper must demonstrate to the Boston Redevelopment Authority that, in addition to resident parking, adequate provision will be made for visitor parking.

### **3. Planning Criteria and Standards**

a. **Type, Intensity and Location of Accessory or Supporting Facilities to Predominant Land Use Categories**

In residential areas the following supporting facilities will be permitted:

(1) **Local Commercial Facilities**

Local commercial facilities such as grocery stores, drug stores and personal service establishments provided that they serve surrounding areas within a one-half mile radius or 8 to 10 minutes walking distance are permitted. This will be located strategically on principal streets.

(2) **Recreational Facilities**

- (a) **Neighborhood Park:** Minimum of .5 acres of land to be used for every 1,000 persons in an area. It shall be located at an easily accessible central point.





- (b) Neighborhood Playground: A minimum of 1 acre of land to be used for a neighborhood playground will be provided for every 1,000 persons in the area. The playground shall be located in an area where a high concentration of children exists.

b. Type, Location and Other Characteristics of Internal Circulation System

(1) Lorne Street

Lorne Street will be a local street used primarily for land access and to bring traffic to secondary and major streets. Local streets usually carry less than 1,500 vehicles per day.

- (2) Lorne Street shall have a 52-foot right-of-way consisting of two 8-foot sidewalks and a 36-foot pavement. The 36-foot pavement will be divided into two 8-foot parking lanes and two 10-foot travel lanes.

c. Need, Type, Location and Other Characteristics of Public Improvements and Facilities Not Shown on Land Use Plan Map

All of the proposed public street improvements are shown on the General Land Use Plan (Map 3). In addition to streets, public improvements will include the provision of water and sanitary sewer lines, street lighting, traffic and fire signal systems. (See Section 502 of the N.D.P. Application.)

**D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES**

A designation of properties subject to acquisition is included in the Acquisition Area Map (see Map 2). A tabulation of properties to be acquired and buildings to be demolished is included in Section 501 of the NDP Application. The proposed types of renewal action within the NDP area include a combination of clearance activities, rehabilitation, changes in land use, and provision of housing for low and moderate income families.

**1. Rehabilitation**

a. Conditions Under Which Rehabilitation of Properties or Areas Will Be Permitted

Plan objectives will be accomplished through rehabilitation whenever it has been determined that it is economically feasible to rehabilitate a deteriorated property. Economic feasibility shall be based on the structural condition of a property or group of properties. For a detailed explanation of structural conditions upon which economic feasibility is based, see Section 2, Acquisition and Clearance below.

b. Special Conditions Under Which Properties Will Be Acquired For Rehabilitation by the BRA

Properties within NDP areas will not be acquired by the BRA provided that owners rehabilitate their properties or establish their intent to rehabilitate their properties within a four month period after a rehabilitation proposal has been submitted by the BRA to each property owner of buildings that are compatible to reuse plans. The rehabilitation of all properties will be in conformance with the provisions of the Urban Renewal Plan, Property Rehabilitation Standards and such state and local laws as may be applicable.



Upon acquisition of such properties, the BRA will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair market value for uses in accordance with the Urban Renewal Plan; or
- (2) Sell or lease the property at its fair market value subject to rehabilitation in accordance with the Minimum Property Rehabilitation Standards and Objectives of this Urban Renewal Plan; or
- (3) Rehabilitate the property for demonstration purposes. Should the BRA acquire property through the owner's non-compliance as stated above for any other reason, the property may at the discretion of the BRA be cleared and marketed as vacant land, or be resold to a redeveloper who conforms to BRA criteria and furnishes an acceptable written agreement stating that he will rehabilitate the property in conformance with the Property Rehabilitation Standards within a reasonable time.

c. Property Rehabilitation Standards

The minimum property standards for the Lena Park N.D.P. will be the Boston Building Code and the Minimum Multi-Family Rehabilitation Standards outlined in HUD-PG-50.

## 2. Acquisition and Clearance

The following conditions are the basis under which property will be acquired and cleared.

a. To Remove Substandard Conditions

A listing of properties to be acquired to remove structurally substandard conditions is included in Table 1. (For a checklist of building deficiencies see Exhibit 2 included at the end of this section.) A building is determined to be structurally substandard if it contains one of the following:

- (1) One or more critical defects, plus one or more intermediate defects.
- (2) A combination of four or more intermediate defects provided that the intermediate defects are in the basic structured elements such as foundations, bearing walls, roofs, floors, beams, rafters, girders or columns, or if in non-structural elements that could not be reasonably rebuilt or repaired.
- (3) One or more construction defects which could not be economically corrected.
- (4) Two or more building facility defects which could not be economically replaced, repaired, rebuilt or added to the building.

b. To Remove Blighting Influences

A listing of properties to be acquired and cleared to remove blighting influences in this Action Year is included in Table 2.



TABLE 1

List of Buildings to be Acquired  
To Remove Substandard Conditions

## NUMBER OF DEFECTS

Address	Slight	Inter-Mediate	Critical	Construction	Building Facility	Safety Facility	Condition
6-8 Lorne	32	17	3	1	3	5	Substandard
12 Lorne	20	36	3	3	4	2	Substandard
14 Lorne	22	20	20	3	4	5	Substandard
24-22 Lorne	25	21	16	3	7	5	Substandard
38-40 Lorne	26	25	12	3	4	4	Substandard
50-52 Lorne	26	23	21	3	9	6	Substandard
53-59 Lorne	24	21	9	3	1	4	Substandard
35-37 Lorne	24	22	20	3	4	4	Substandard
31 Lorne	26	22	20	3	9	5	Substandard
19 Lorne	35	33	2	3	2	2	Substandard
15 Lorne	25	24	28	4	5	5	Substandard
11 Lorne	7	8	6	0	2	0	Substandard



TABLE 2

LIST OF BUILDINGS TO BE ACQUIRED  
TO REMOVE BLIGHTING INFLUENCES

Address	Slight	Inter-Mediate	NUMBER OF DEFECTS				Building Facility	Safety Facility	Condition
			Critical	Construction	Building Facility	Safety Facility			
18-20 Lorne St.	35	22	0	2	2	4	4	Deficient	
30 Lorne St.	9	10	0	0	1	0	0	Deficient	
27 Lorne St.	27	10	0	0	2	4	4	Deficient	





A blighting influence is one which detracts from surrounding buildings or the neighborhood in general. A building to be cleared to eliminate the blighting influence must be responsible for the blighting influence, not affected by it. Some examples of blighting influences are age and obsolescence; partially or completely vacant structures; inadequate conversion to other uses, and use of land which is incompatible with surrounding uses.

c. Provide Land for Public Improvements or Facilities

The property located at 53-59 Lorne Street is being acquired in order to improve and extend Lorne Street (in addition to removing a blighting influence).

d. Promote Historic or Architectural Preservation

No properties will be acquired and cleared to promote historic or architectural preservation in the Lena Park NDP.

e. Provide Land for Redevelopment and Other Plan Objectives

Properties will be taken whenever it becomes necessary to do so in order to carry out the goals and objectives of the Urban Renewal Plan as stated in this application.

**3. Temporary Project Improvements**

No temporary project improvements or facilities are presently anticipated in the Lena Park NDP.

**E. LAND DISPOSITION SUPPLEMENT**

**1. Land Use Provisions on Land for Sale or Lease**

The following land use provisions and building requirements are intended to bring about a quality of new development which will result in substantial long-term values to the community and the creation of a viable neighborhood for low and moderate income families.

a. Applicability

The land use provisions and building requirements shall apply to all land made available for redevelopment within the Lena Park NDP boundary limits.

b. Restrictions on Uses of Land

(1) General Restrictions

No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the BRA or by the purchasers or lessees from it (or any successors in the interest of such purchasers or lessees), by which land in the NDP Area is restricted, either by the BRA or by such purchasers, lessees, or successors in interest upon the basis of race, creed, color, or national origin, in the sale, lease, or occupancy thereof.

(2) Restriction in Disposition Contracts

The foregoing restrictions shall be implemented by appropriate covenant or other provisions in land disposition instruments.



c. General Controls for Redevelopment of Real Property

The basic standards and controls for the redevelopment of real property shall be the provisions of this Plan herein set forth, the City of Boston's Building Code, Electrical Code, Plumbing Code, Fire Prevention Code, the Zoning Ordinance and Housing Standards Ordinance in effect. In all cases the more restrictive code shall govern. Since the proposed family housing will be subsidized under a federal subsidy and mortgage insurance program, the housing will meet HUD's minimum property standards for multi-family rental housing.

(1) Design Review

Specific proposals for the redevelopment of all parcels shall be evaluated by the BRA as to the manner in which they achieve the objectives, standards, and controls of this Plan. While the redeveloper will be given freedom in concept, design, and layout within the standards specified in this Plan, the structures and any facilities to be erected must reflect distinguished architectural expression and techniques in order to signify quality and permanence.

(2) Landscaping

All areas not specifically designated for a building, parking, loading, access drives, walkways, or terraces shall be suitably covered with grass or turf or other suitable material as approved by the BRA and shall be suitably landscaped with shade trees and shrubs. At least 10% of any parking area or lot which holds more than 20 cars shall be landscaped with trees and/or shrubs of sufficient size and capacity to aesthetically break up any large expanse of pavement and to guide traffic. Trees with low growing branches, gum or moisture, seeds or pods shall be avoided. Tree planting strips shall be at least 5-feet wide for proper tree growth. No trees, shrubs, or other plantings shall be situated on or near a street corner where they may cause danger by obstructing the view. All trees and shrubs shall be periodically trimmed and attractively maintained. All grass shall be kept cut a length no greater than 3 inches and adequately fertilized and seeded to maintain an attractive appearance.

(3) Maintenance

All property in the Project Area shall be maintained in a clean, sanitary, and attractive condition at all times. Debris and building materials shall not be stored or piled on the premises except during building construction.

(4) Electric, Telephone, and Other Utility Facilities

Electric, telephone, and all other utility facilities shall be installed underground unless, in the opinion of the BRA special conditions require otherwise. In such event, such installations shall be as directed by the BRA.

(5) Sign Regulations

The design, construction and display of all signs for all buildings or structures in the N.D.P. Area shall be subject to the following regulations:



- (a) Signs relating solely to the identification of the premises may be affixed to the buildings in the N.D.P. Area provided such signs do not exceed 1 square foot in area for each front foot of building occupied by the enterprise displaying the sign. No occupant may erect or construct more than one sign for each exterior wall of his premises.
- (b) No sign shall be painted on any exterior wall of a building, nor shall any sign be lighted by or contain flashing, revolving, or other pulsating sources of illumination.
- (c) Temporary signs may be installed for the purpose of offering for sale, rent or lease of the premises, or in the case of building construction underway on the site, for the identification of the building contractor, owner, architect, engineer, etc. No such temporary sign shall exceed 32 square feet in area.
- (d) Ground signs may be erected at the discretion of the BRA. If accepted, they must be erected on suitable supports as approved by the BRA and relate solely to the identification of the enterprise conducted on the premises, or they must be public service, informational, or directional signs. Identification signs shall be limited to one to each building for each public street on which the building is fronted.
- (e) All signs must be integrated into the architectural design of the building on which it is placed and into the overall sign layout of the project in character and quality. To insure uniform design, the redeveloper must submit the design and specifications of all signs to the BRA for its approval.
- (f) No signs or other notice types described herewith may be erected within the boundaries of the N.D.P. Area.
- (g) Exceptions to any of the above sign regulations may be made only upon written approval of the BRA.
- (h) All signs must conform to the sign control provisions contained in the zoning ordinance.

#### (6) Exterior Lighting

Exterior lighting may be used to light doors, entrances, show windows, plazas, walkways, parking lots, and open areas. Lighting shall be located and shielded so as to prevent glare on adjacent properties. No floodlighting of buildings or streets shall be permitted except by special permission of the BRA.

#### (7) Off-Street Parking

Parking areas include all spaces allocated for vehicular use, including service drives, maneuvering space and parking spaces, as well as space devoted to meeting landscaping requirements contained in this sub-section. Three hundred square feet shall be allocated per required space, unless specific parking plans providing for less area per space are approved by the BRA. All parking areas shall be suitably maintained by the redeveloper.



In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- (a) All open parking areas shall have at least one tree for every six parking spaces.
- (b) An open parking area in excess of 10 parking spaces shall be visually screened with planting or appropriate fencing along the perimeter.
- (c) Access driveways shall be a minimum of 15 feet in width.
- (d) Appropriate night lighting shall be provided and so located as to be directed away from windows in residential structures.

Departures from these guidelines may be permitted upon a demonstration by the redeveloper that the intention of this sub-section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

d. Plan Submission

The redeveloper will be required to submit to the BRA all preliminary plans and specifications for BRA approval in conformance with standard design review procedures. These plans and specifications must be sufficient in scope to demonstrate the design, architectural concepts, proposed distribution and intensity of uses, exterior and interior building materials, parking and loading facilities, landscaping, and sign proposals for the development.

Final plans and specifications must be submitted to the Boston Redevelopment Authority for approval to insure conformance with the preliminary submission.

The BRA shall provide the redeveloper with the current format and procedure for plan submission and shall return any submission which does not conform to the requirements of this procedure. (See Exhibit 1 for a description of the BRA's design review process.)

e. Interpretation

The redeveloper will be required to agree that in the event of any question regarding the meaning of standards and controls or other provisions of this Plan, interpretation placed thereon by the BRA shall be final and binding.

## 2. Circulation Requirements

As shown on Map 4, the proposed development plan calls for the extension of the existing Lorne Street to the north and then east to Harvard Street so that vehicular and pedestrian access is provided to the interior of the N.D.P. site. A walkway is also planned to link the northeast corner of the N.D.P. site, which is close to a public bus line, with the Lena Park Community Service Center and "L" Building of Boston State Hospital. This walkway will provide pedestrian access to the proposed housing and through the site for pedestrians walking to the community facilities.





Vehicular access to the western portion of the site will be from the American Legion Highway. Parking lots have been located between the major streets serving the N.D.P. site and the proposed housing. An effort will be made to separate pedestrian and vehicular traffic, and provide traffic control devices whenever necessary or possible.

### 3. Redeveloper's Obligations

#### a. Applicability

The provisions of this section shall apply to the disposition parcels upon disposition by the BRA and shall be implemented by appropriate covenants and provisions in disposition documents.

#### b. Compliance with the Plan

Development of the land in the N.D.P. Area shall be made subject to the regulations and controls set forth in this Plan. The purpose of such regulations and controls is to assure that the renewal and development of such land will conform to the planning and design objectives of the Plan. It is therefore the obligation of the redeveloper not only to comply with these regulations and controls but also to familiarize himself with the overall Plan and to prepare development proposals which conform to these plans.

#### c. Design Review

All development proposals will be subject to design review, comment and approval by the BRA prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan, and as more specifically set forth in disposition documents, all plans will be subject to the BRA's standard design review procedures to evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

#### d. General Obligations

The BRA shall obligate the redeveloper and purchaser of land in the N.D.P. Area, and his successors and assigns, by covenants and conditions running with the land or by other appropriate means providing for reasonable action in the event of default or noncompliance by such redeveloper purchaser:

- (1) To develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the BRA are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- (3) To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined by the BRA and agreed upon by the redeveloper;



(4) To make adequate provisions for works of art and other amenities in accordance with the policy as established by the BRA.

e. Disposition by Redeveloper

A redeveloper shall not dispose of all or part of his interest within a parcel acquired from the BRA without the written consent of the BRA until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both this Plan and the Land Disposition Agreement entered into between the redeveloper and the BRA. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the BRA and the City of Boston, and effect compliance with the objectives of this Plan.

**4. Commitment to Provide Low to Moderate Income Housing**

The development plan for the Lena Park N.D.P. calls for the reuse of the N.D.P. Area for low and moderate income family housing. Current plans call for the construction of 250 to 300 units of family housing under an appropriate federal interest reduction and mortgage insurance program.

**5. Urban Design Objectives and Goals**

- a. To provide sound low and moderate housing primarily for families taking advantage of the site's unique location which has in its proximity virtually all of the normal facilities needed by such families.
- b. To insure that this development is properly made a part of its surrounding neighborhood, and to insure that it is not isolated from the activity of that neighborhood.
- c. To make the proper connections and separations (visual, audio, pedestrian, and automobile access) among and between this project and the neighborhood in which it is located.
  - (1) Recognize the public nature of the adjacent Community Service Center in design so as to insure the proper relationship of this project to its activities.
  - (2) Provide pedestrian and visual easements through the proposed housing.
  - (3) To separate pedestrian traffic from vehicular traffic and parking whenever possible.
- d. To provide housing units which are the most suitable in design and location to the life styles of those for whom they are intended.
- e. To provide outdoor spaces for recreation and sitting which are safe and useable by both adults and children, and which make the necessary connections between dwellings and the abutting commercial, educational and recreational facilities.
- f. To provide facilities and spaces which are available to the neighborhood in general and the occupants of the housing in particular.



## 6. Duration of Provisions

The BRA shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the Urban Renewal Plan by the City Council and shall run for a period of forty years thereafter.

## F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

### 1. Conformity to Master Plan

This plan is in conformity with the 1965-1975 General Plan for the City of Boston, which designates the N.D.P. site as a residential area.

### 2. Conformity to Zoning Ordinance

The N.D.P. Area is currently located in a "H-1" district in which multi-family apartments are an allowed use. The contents of this plan generally conform to the regulations of the Zoning Ordinance.

## G. PROVISIONS FOR AMENDING PLAN

This Plan may be amended at any time by the BRA, provided, however, that:

- Any agreement which in the opinion of the BRA substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals.
- No amendment will be made to the Plan with respect to any land which the BRA has then disposed of or contracted to dispose of without the prior consent of any persons to whom land in the NDP area has been leased or sold; and
- If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

## H. TERMINATION OF PLAN

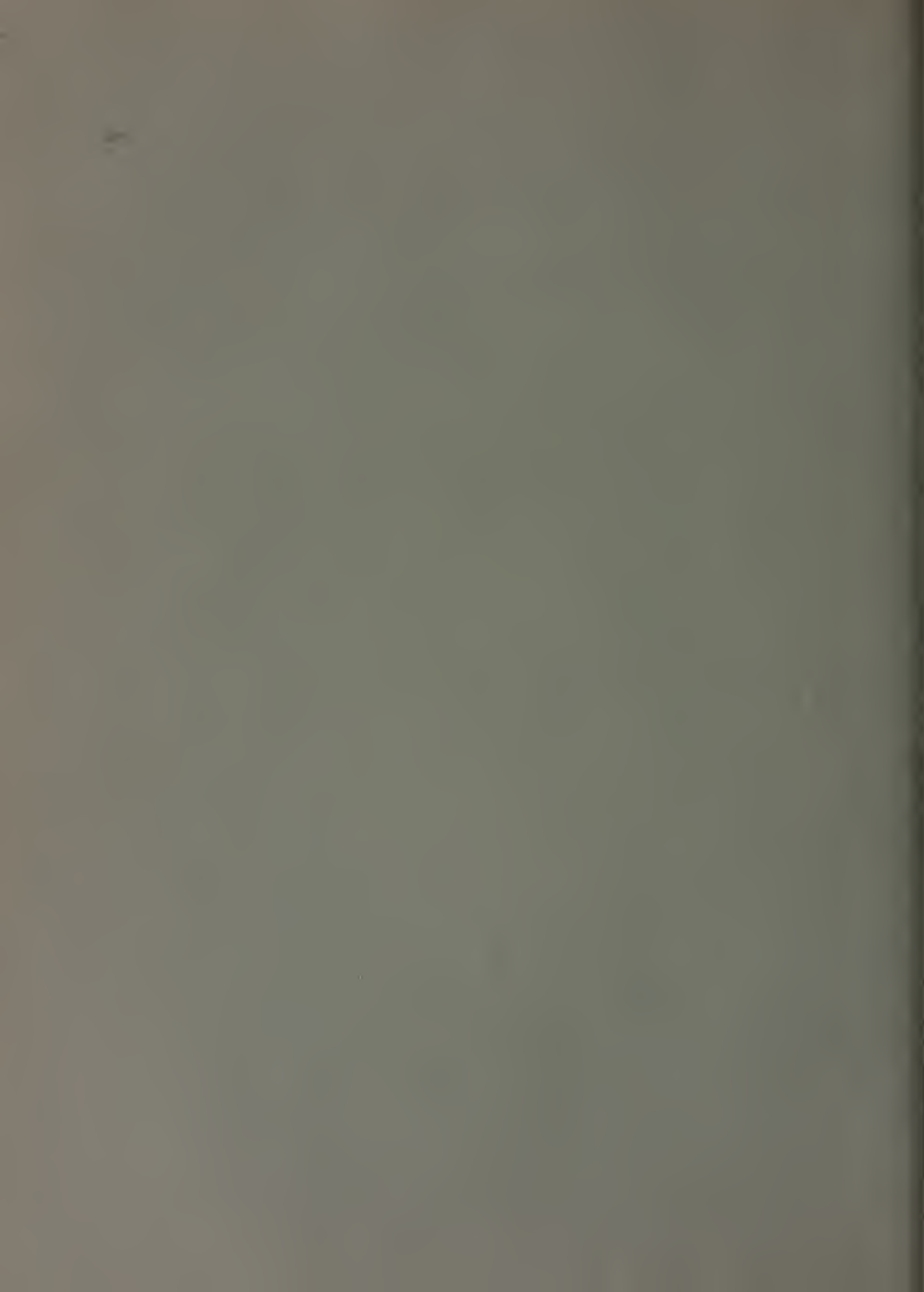
This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Massachusetts Department of Community Affairs.



ND 401

REDEVELOPMENT PLAN

WASHINGTON-COREY





**WASHINGTON-COREY  
REDEVELOPMENT PLAN**

**Table of Contents**

	<b>PAGE</b>
<b>A. DESCRIPTION OF NDP URBAN RENEWAL AREA</b>	
1. Legal Description	61
2. N.D.P. Boundary and Clearance Area	61
3. Acquisition Area	61
<b>B. STATEMENT OF DEVELOPMENT OBJECTIVES</b>	
1. Basic Objectives	61
2. Urban Design Goals	64
<b>C. GENERAL LAND USE PLAN</b>	
1. Land Use Maps	64
2. Description of Predominant Land Use Proposals	64
3. Planning Criteria Used to Determine:	64
a. Type, Intensity and Location of Accessory Uses	64
b. Internal Circulation System	68
c. Need, Type, Location and Characteristics of Public Improvements and Facilities Not on Land Use Map	68
<b>D. URBAN RENEWAL TECHNIQUES</b>	
1. Rehabilitation	68
2. Acquisition and Clearance	68
3. Temporary Project Improvements	70
<b>E. LAND DISPOSITION SUPPLEMENT</b>	
1. Land Use Provisions on Land for Sale or Lease	70
2. Circulation Requirements	72
3. Redeveloper's Obligations	72
4. Commitments to Provide Low to Moderate Income Housing	73
5. Urban Design Objectives and Goals	73
6. Duration of Provisions	76
<b>F. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS</b>	
1. Conformity to Master Plan	76
2. Conformity to Zoning Ordinance	76
<b>G. PROVISIONS FOR AMENDING PLAN</b>	76
<b>H. TERMINATION OF PLAN</b>	77



## LIST OF MAPS

	PAGE
1. NDP Boundary and Clearance Area	62
2. Acquisition Area	63
3. General Land Use Plan	65
4. Proposed Circulation Routes	66
5. Proposed Site Plan	67



## A. DESCRIPTION OF NDP URBAN RENEWAL AREA

### 1. Legal Description

The area to which this Plan applies, hereinafter referred to as the "Project Area," is that portion of the City of Boston, Suffolk County, Massachusetts, shown within the project boundary on Map 1, and bounded and described as follows:

Beginning at a point, said point being the intersection of the westerly sideline of Egremont Road extended to the northerly sideline of Washington Street, and running southeasterly by the said northerly sideline of Washington Street to the intersection of same with the easterly sideline of Corey Road;

Thence turning and running southwesterly by the easterly sideline of Corey Road to the extended northerly property line of land now or formerly of Gerald S. Fineberg et al tr;

Thence turning and running northwesterly and southwesterly by the northerly and westerly property lines of lands now or formerly of Gerald S. Fineberg et al tr and Sarah Schrank to the intersection of same with the easterly sideline of Egremont Street;

Thence turning and running westerly by the extended property line of property now or formerly of Sarah Schrank to the intersection of same with the westerly sideline of Egremont Street;

Thence turning and running northerly by the westerly sideline of Egremont Road to the point and place of beginning.

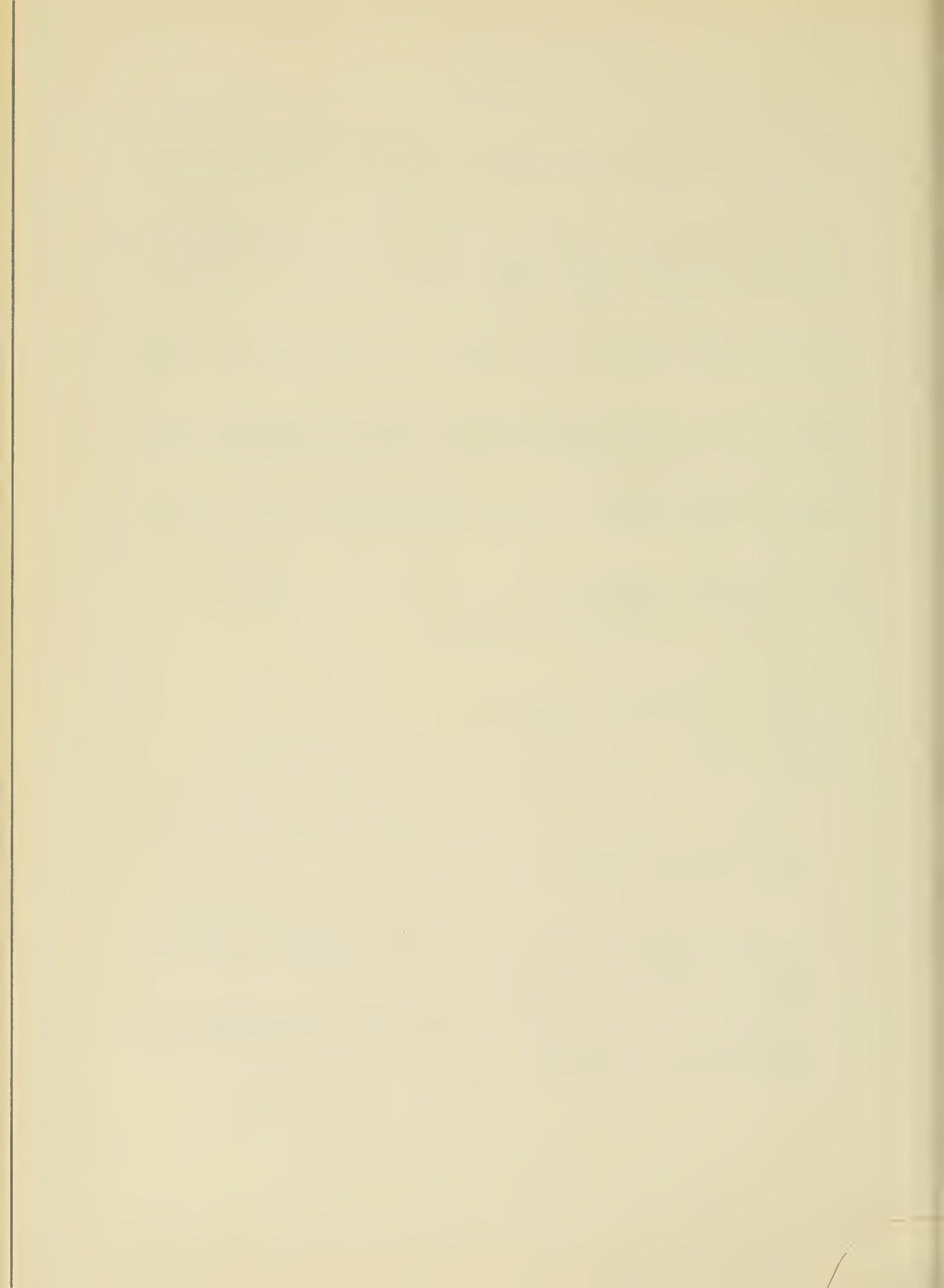
2. N.D.P. Boundary and Clearance Area (See Map 1).

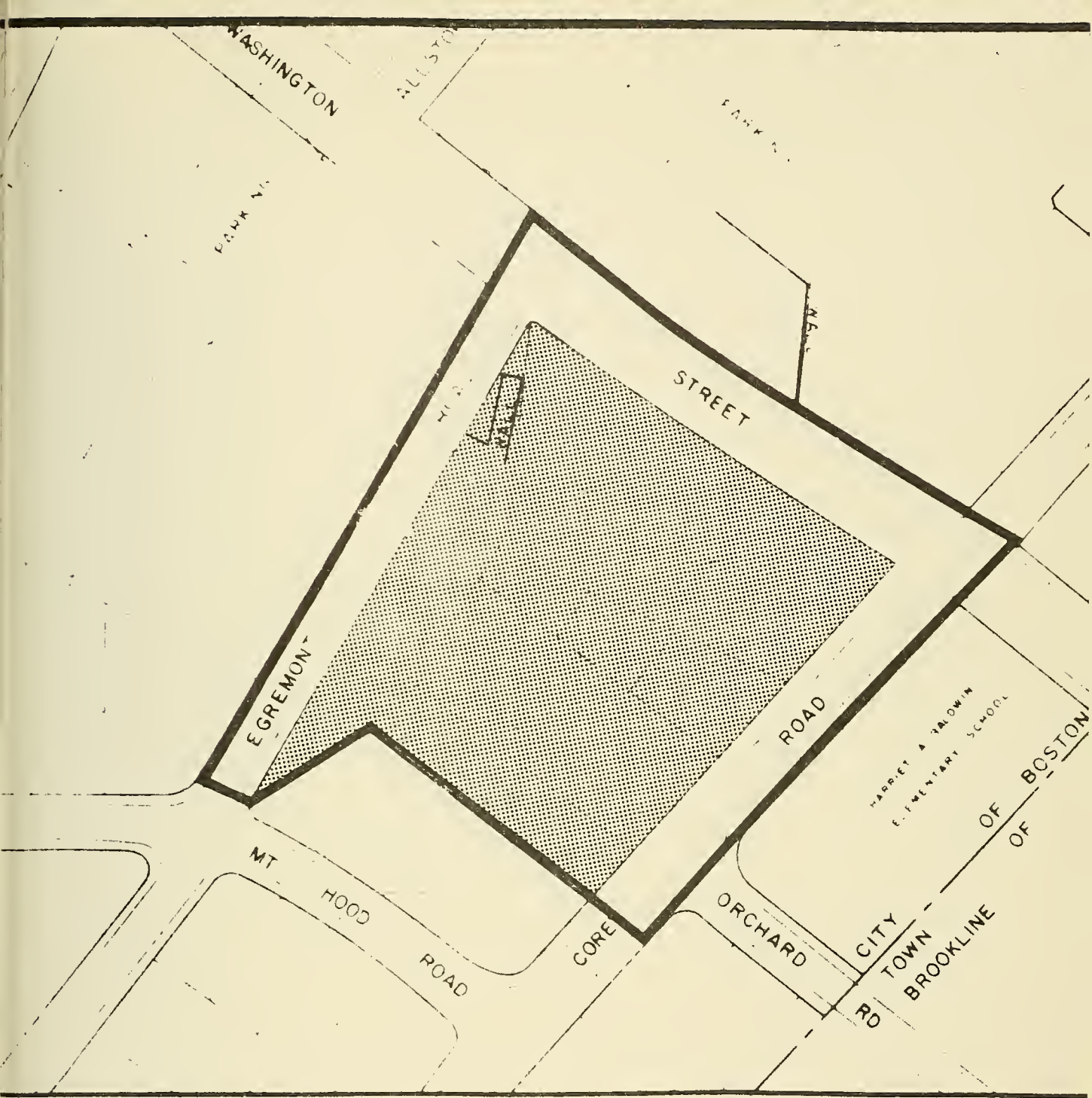
3. Acquisition Area (See Map 2).

## B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. The basic objectives of urban renewal action in the Project Area are:

- a. to provide a site for low-rent public housing to meet the needs of the elderly.
- b. to implement and advance the National Goal of increasing the existing housing supply for low-income families and individuals.
- c. to expedite the provision of needed low-rent public housing units for the elderly.
- d. to eliminate obsolete, incompatible and deteriorating buildings in the area, which depress the area's physical condition and character and which contribute to the growth of blight in the neighborhood.
- e. to provide new land uses such as elderly housing and local retail which are in conformity with a city-wide development pattern as set forth in the City of Boston 65/75 General Plan, as amended.

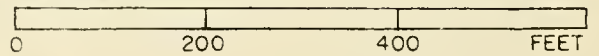





**N.D.P. BOUNDARY AND CLEARANCE AREA**

Washington/Corey

Map 1

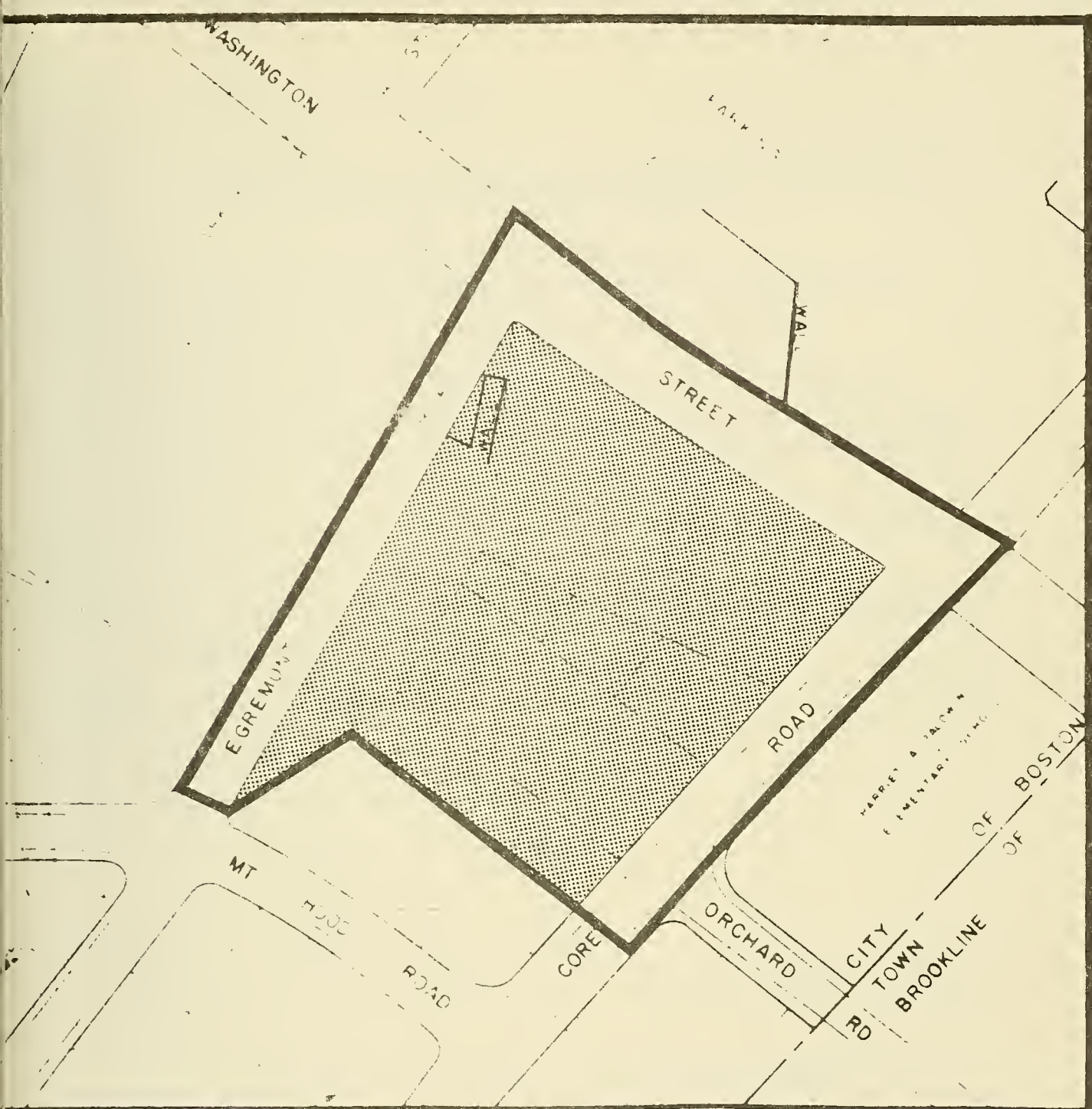


 Project Boundary

 Clearance Area



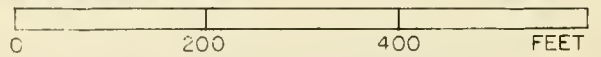




**ACQUISITION AREA**

**Washington/Corey**

**Map 2**



 **Project Boundary**

 **To Be Acquired**



**2. The urban design goals are as follows:**

- a. To insure that a development of approximately 250 units of elderly public housing is properly made a part of its surrounding neighborhood, and insure that it is not isolated from the activity of that neighborhood.
- b. To recognize the public nature of adjacent Washington St. in design so as to insure the proper relationship of this project to the existing uses and activities.
- c. To provide pedestrian and visual easements through the project.
- d. To restrict access to off-street parking and loading areas to service streets.
- e. To control the height and scale of the proposed structure so as to be in scale with other buildings along Commonwealth Avenue, Washington Street, and Corey Road.
- f. To provide housing units which are the most suitable in design and location to those for whom they are intended.
- g. To provide outdoor spaces for recreation and sitting which are safe and useable by the elderly and which make the necessary connections between dwellings and the larger neighborhood beyond.

**C. GENERAL LAND USE PLAN**

**1. Land Use Maps**

- a. General Land Use Plan (See Map 3)
- b. Proposed Circulation Routes (See Map 4)
- c. Proposed Site Plan (See Map 5)

**2. Description of Predominant Land Use Proposals**

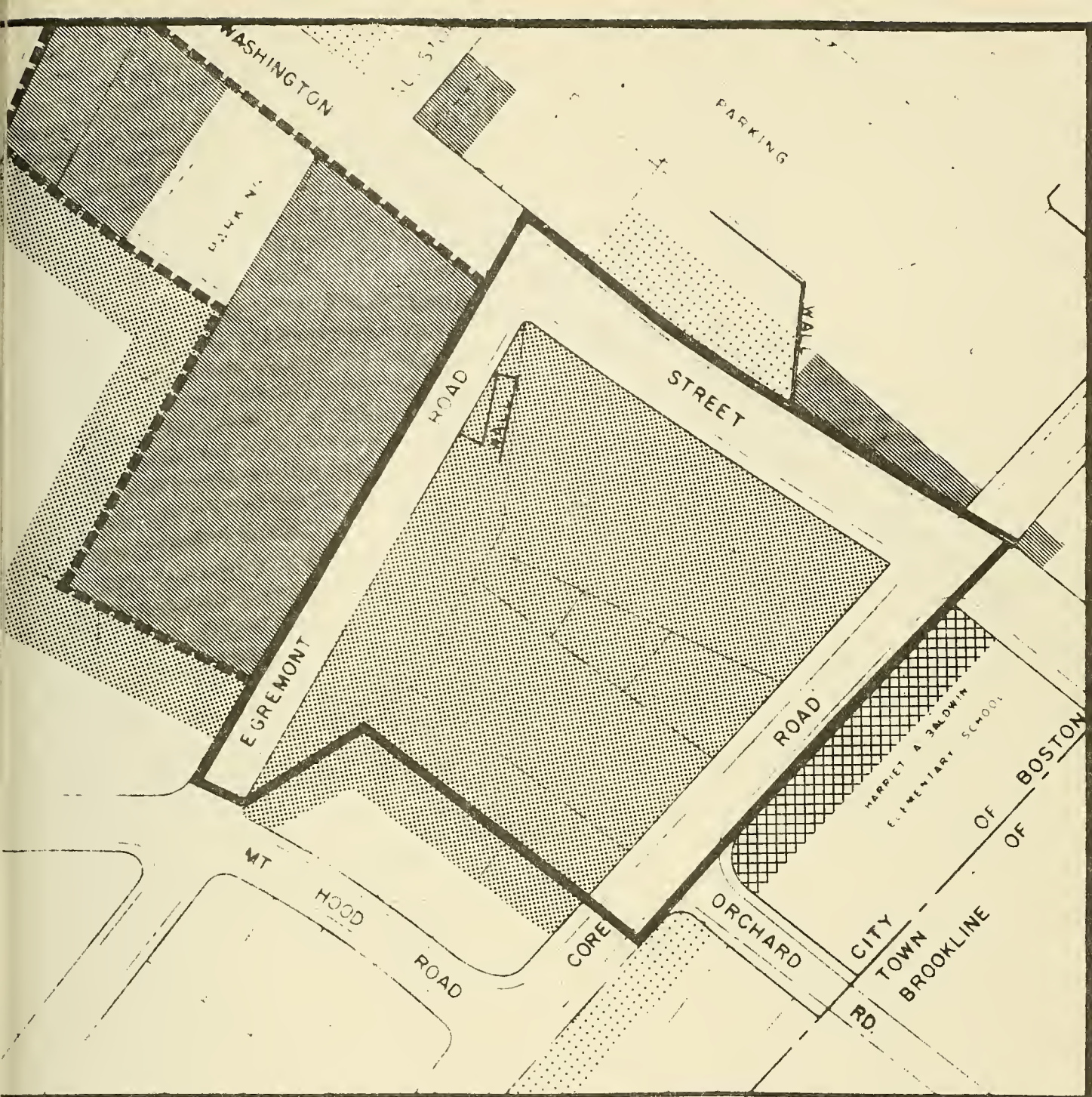
The predominant land use will be public housing for the elderly. Accessory uses consist of parking, open space, and possibly local retail.

The density of the public housing for the elderly project is projected at 250 units. With detailed design analysis, this target may possibly be raised or lowered.

**3. Planning Criteria Used to Determine:**

- a. Type, intensity, and location of other uses permitted or required in predominant land use categories.
  - (1) The provision of open space will be based upon the requirements of the zoning code, a minimum of 150 sq. ft. per dwelling unit, as well as on the principle of design described in the statement of development objectives of the plan.

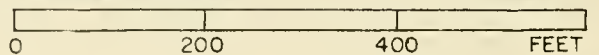










**GENERAL LAND USE PLAN**

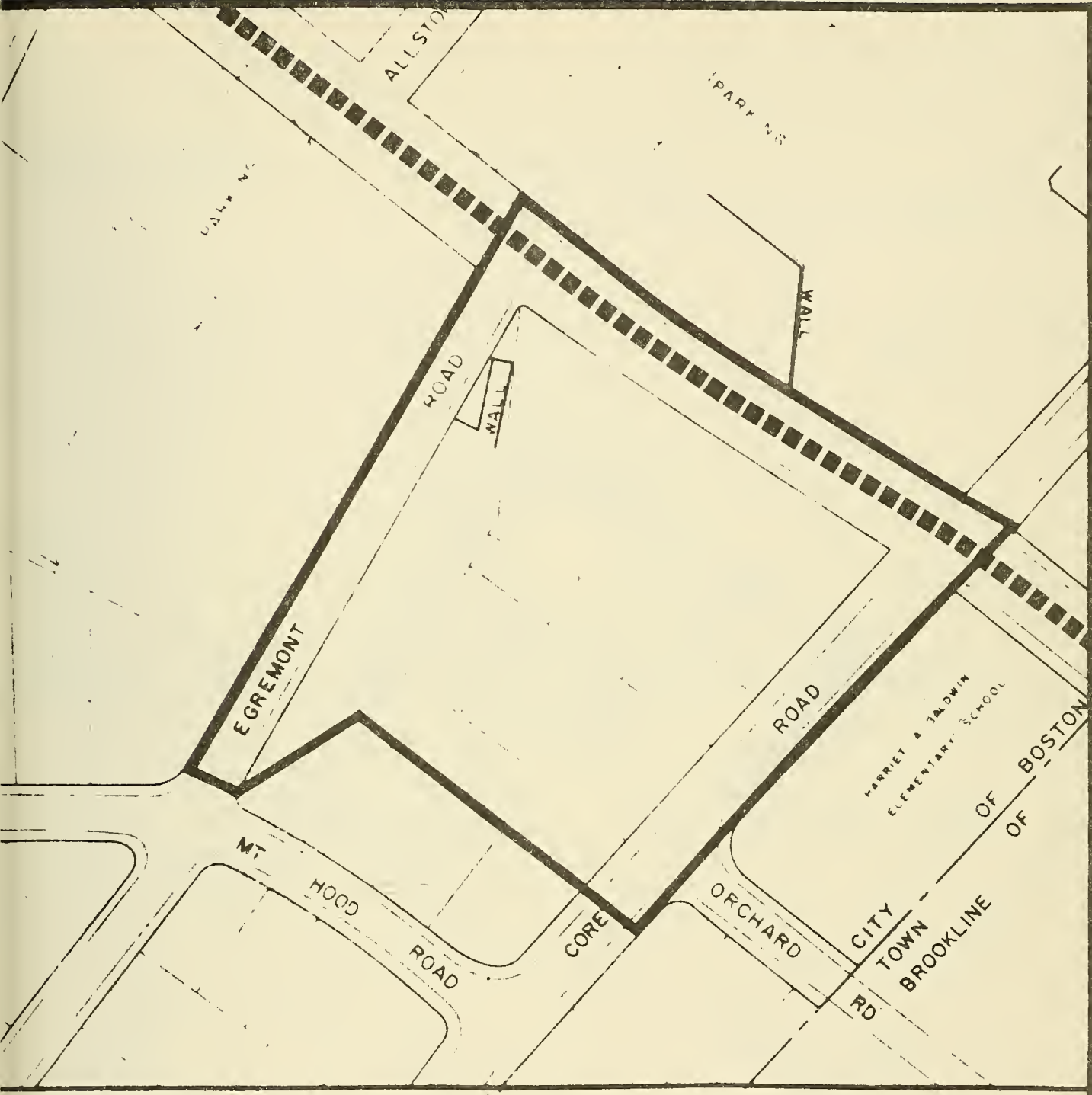
**Washington/Corey**

**Map 3**



-  **Project Boundary**
-  **Study Area**
-  **Single and Multi-Family**
-  **Apartments**
-  **Commercial**
-  **Institutional**

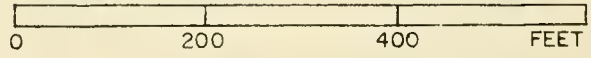







**PROPOSED CIRCULATION ROUTES**

**Washington/Corey**

**Map 4**



-  **Project Boundary**
-  **Collector - Distributor**
-  **Local Street**

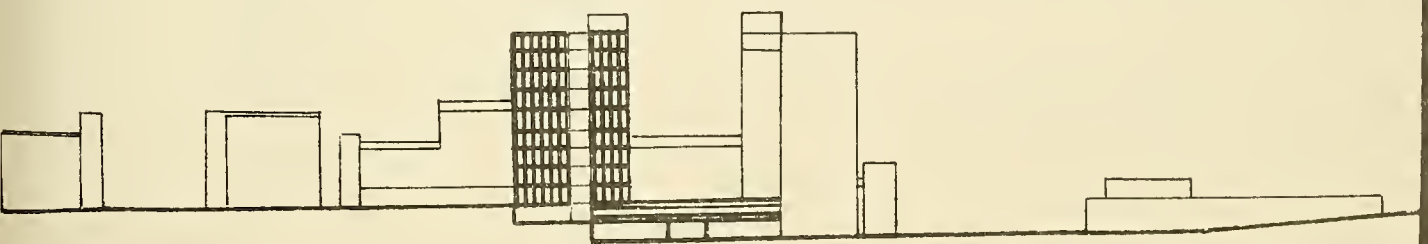
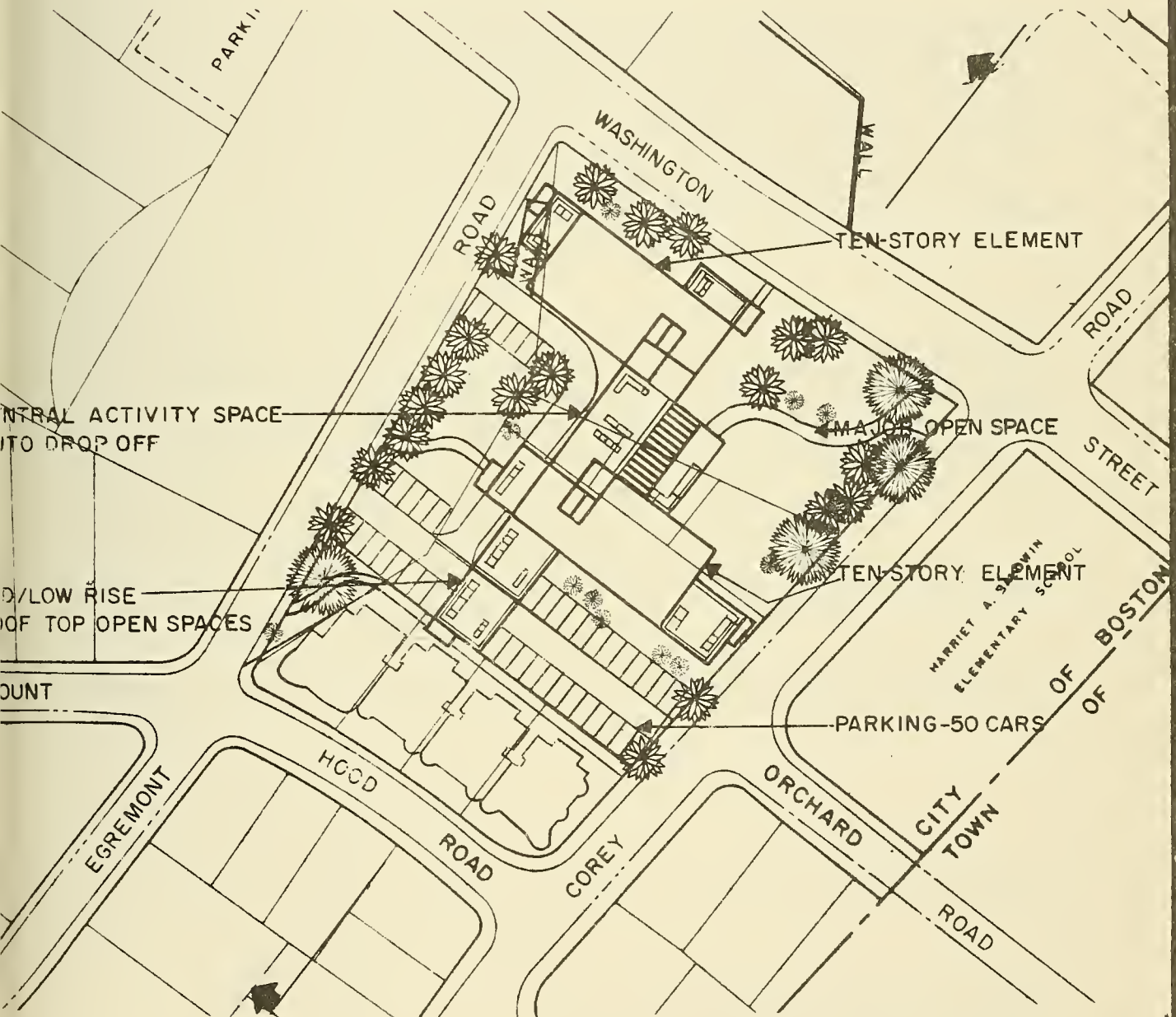
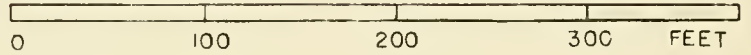




PROPOSED SITE PLAN

Washington/Corey

Map 5



WASHINGTON STREET



(2) Community Facilities

Community facilities will be provided as determined by a survey of the specific needs of the elderly and available resources. The provision of these facilities will be within the framework of allowable community facility space as provided in the Federal guidelines pertaining to the turnkey construction of low income housing for the elderly.

(3) Retail

Retail space will be included as an accessory use to the residential development on the basis of several considerations. A determination must first be made that there is a need for additional local retail space. A market study will be used to establish this requirement. Second, a review will have to be undertaken of federal regulations with respect to the inclusion of retail space as an accessory use within a turnkey elderly housing project in order to determine the feasibility of this use. Third, design studies will have to show that this use can easily be accommodated within the project without hindering the residential character of the development.

b. Internal Circulation System

Circulation is based upon the Plan's development objective. Auto access and loading bays will be from the service streets, Edgemont Road and Corey Road. Parking areas will be confined to the Western portion of the site. Parking will be provided at a minimum ratio of .125 spaces per dwelling unit. Pedestrian access will be from Washington Street as well as the local surface roads adjoining the site.

c. Need, type, location and other characteristics of public improvements and facilities not identified on the Land Use Plan Map.

The only additional public improvements not identified on the Land Use Map are new sidewalks and curbstones. The exact location of these improvements will be determined once the plan is approved.

**D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES**

**1. Rehabilitation**

(not applicable)

**2. Acquisition and Clearance**

The following conditions are the basis under which property will be acquired and cleared.

a. To Remove Substandard Conditions

A listing of properties to be acquired to remove structurally substandard conditions is included in Table 1. (For a checklist of building deficiencies see Exhibit 2 included at the end of this section.) A building is determined to be structurally substandard if it contains one of the following:

- (1) One or more critical defects, plus one or more intermediate defects.



TABLE 1

LIST OF BUILDINGS TO BE ACQUIRED  
TO REMOVE SUBSTANDARD CONDITIONS

Address	NUMBER OF DEFECTS						Condition
	Slight	Inter- Mediate	Critical	Construction	Building Facility	Safety Facility	
49 Egremont Rd.	24	7	1	0	0	2	Substandard
112 Corey Rd.	13	4	7	2	1	2	Substandard
116A Corey Rd.	46	4	1	0	1	2	Substandard
116-118 Corey	55	2	1	0	0	3	Substandard



- (2) A combination of four or more intermediate defects provided that the intermediate defects are in the basic structured elements such as foundations, bearing walls, roofs, floors, beams, rafters, girders or columns, or if in non-structural elements that could not be reasonably rebuilt or repaired.
- (3) One or more construction defects which could not be economically corrected.
- (4) Two or more building facility defects which could not be economically replaced, repaired, rebuilt or added to the building.

b. To Remove Blighting Influences

The property to be acquired and cleared to remove blighting influences in this Action Year is listed in Table 2.

A blighting influence is one which detracts from surrounding buildings or the neighborhood in general. A building to be cleared to eliminate the blighting influence must be responsible for the blighting influence, not affected by it. Some examples of blighting influences are age and obsolescence; partially or completely vacant structures; inadequate conversion to other uses, and use of land which is incompatible with surrounding uses.

c. Provide Land for Public Improvements or Facilities

No properties will be acquired for the construction of public improvements or facilities.

d. Promote Historic or Architectural Preservation

No properties will be acquired and cleared to promote historic or architectural preservation in the Washington-Corey NDP.

e. Provide Land for Redevelopment and Other Plan Objectives

Properties will be taken whenever it becomes necessary to do so in order to carry out the goals and objectives of the Urban Renewal Plan as stated in this application.

**3. Temporary Project Improvements**

No temporary project improvements or facilities are presently anticipated in the Washington-Corey NDP.

**E. LAND DISPOSITION SUPPLEMENT**

**1. Land Use Provisions on Land for Sale or Lease**

Appropriate controls to be imposed on the disposition parcel are provided by four documents. The Land Use Plan Map, the Disposition Parcel, Proposed Land Use and Circulation Maps, the Existing and Proposed Zoning Map and the Statement of Redevelopment Objectives.

These documents are included in the urban renewal plan. They restrict the use of the disposition parcel to low-income elderly housing.





TABLE 2

LIST OF BUILDINGS TO BE ACQUIRED  
TO REMOVE BLIGHTING INFLUENCES

Address	Slight	Inter-Mediate	Critical	Construction	Building Facility	Safety Facility	Condition
18-20 Lorne St.	35	22	0	2	2	4	Deficient
30 Lorne St.	9	10	0	0	1	0	Deficient
27 Lorne St.	27	10	0	0	2	4	Deficient



## 2. Circulation Requirements

The internal circulation system will be designed to accommodate two major activities. Auto access, and truck deliveries will enter the site from the service roads. Parking will be on the western portion of the site. Pedestrian access to the site will be primarily from Washington Street. Buildings will be located in the northern and eastern portions of the site so that tenants and visitors can enter the complex directly from Washington Street. In addition parking and loading will be adjacent to the internal circulation system.

## 3. Redeveloper's Obligations

### a. Applicability

The provisions of this Chapter shall apply to the disposition parcel upon its disposition by the Authority and shall be implemented by appropriate covenants and provisions in disposition documents.

### b. Compliance with the Plan

Development of the land in the Project Area shall be made subject to the regulations and controls set forth in this Plan. The purpose of such regulations and controls is to assure that the renewal and development of such land will conform to the planning and design objectives of the Plan. It is therefore the obligation to the developer not only to comply with these regulations and controls but also to familiarize himself with the overall Plan and to prepare development proposals which conform therewith.

### c. Design Review

All development proposals will be subject to design review, comment and approval by the Authority and the B.H.A. prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific controls, regulations and design objectives set forth in this Plan, and as more specifically set forth in disposition documents, the Authority and the B.H.A. shall establish design review procedures and evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents. (See Exhibit 1 for the B.R.A. Design Review Process.)

### d. General Obligations

The Authority shall obligate the developer and purchaser of land in the Project Area, and his successors and assigns, by covenants and conditions running with the land or by other appropriate means providing for reasonable action in the event of default or non-compliance by such developer and purchaser:

- (1) to devote, develop, or otherwise use such land only for the purpose and in the manner stated in the Plan;
- (2) to comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;



- (3) to commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined by the Authority and agreed upon by the developer and the B.H.A.
- (4) to make adequate provisions for works of art and other amenities in accordance with the policy as established by the Authority and the B.H.A.

e. Disposition by Developer

A developer shall not dispose of all or part of his interest within a parcel acquired from the Authority without the written consent of the Authority until the full completion by the developer of all improvements required by and in conformity with the terms and conditions of both this Plan and the Land Disposition Agreement entered into between the developer and the Authority. Such consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121B and where applicable, Chapter 121A, of the Massachusetts General Laws.

4. Commitments to Provide Low to Moderate Income Housing

The proposed NDP will be entirely for the provision of low-income housing for the elderly.

5. Urban Design Objectives and Goals

a. Proposed Land Use

The proposed use of land in the Project Area is shown on the proposed land use map. (Map 3)

(1) Permitted Land Use

The permitted land use shall be residential including the provision of low-rent elderly public housing and commercial spaces needed for support of the housing.

The permitted use shall include all accessory and ancillary uses customarily or reasonably incident to the specified use.

(2) Maximum Floor Area Ratio

The maximum floor area ratio shall be 2.

Maximum floor area ration shall mean the maximum permissible ratio of gross floor area of a structure or group of structures to total Disposition Parcel area. In the computation of floor area ratio, "gross floor area" shall have the same meaning as in the Boston Zoning Code, as said Code is amended from time to time.

(3) Maximum Height

The maximum height shall be subject to Authority approval.



Height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line to the highest point of the roof.

(4) Minimum Parking Ratio

The minimum parking ratio shall be .125 spaces per dwelling unit (elderly). If local retail uses are included in the project, parking shall be provided for each 500 sq. ft. of ground floor area and for each 1000 sq. ft. of open gross floor area.

(5) Minimum Dimensional Controls

Setback, front, side, and rear yard dimensions shall be subject to Authority approval. Open space provisions are expected to be in accordance with regulations of Boston Zoning Code, Chapter 665 of the Acts of 1956, as amended, for an H-2 zone.

(6) Planning and Design Requirements

(a) The development of the Disposition Parcels shall be consistent and compatible with surrounding development respecting material, forms, and scale, subject to Authority approval.

(b) New development shall not unduly diminish light and air to nearby structures.

b. General Requirements

The provisions of this Section shall apply to the Disposition Parcel.

(1) Artistic Amenities

Not less than one percent of construction costs shall be utilized to provide works of art satisfactory to BHA, BRA, which may include ornaments, arrangements, or effects created through the use of sculpture, bas-reliefs, mosaics, frescos, murals, prints, tapestries, paintings, and fountains which are sculptural in themselves or designed to enhance the setting of sculpture.

(2) Building Construction

All buildings shall be constructed in full compliance with all State and local laws, ordinances, codes, and regulations.

(3) Exterior Lighting

Exterior lighting used to light doors, entrances, plazas, parking areas, and open spaces shall be located and shielded so as to prevent glare on adjacent properties.

(4) On-Site Improvements

All buildings, open space, and other improvements shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.





(5) Open Space

All open space shall be suitably landscaped so as to provide a visually attractive environment. To the fullest extent possible, subject to Authority approval, landscaping and planting shall be maximized and paving of open areas minimized.

Open areas which lie along Corey Road and Washington Street shall be designed so as to encourage their use by all members of the neighborhood.

The size, location and use of all open space shall be subject to BRA and BHA approval and is expected to conform at the minimum, to regulations under the Boston Zoning Code, Chapter 665, Acts of 1956, as amended.

(6) Parking Areas

Parking areas include all spaces allocated for vehicular use, including service drives, maneuvering space and parking spaces, as well as space devoted to meeting landscaping requirements contained in this sub-section 6. Three hundred square feet shall be allocated per required space, unless specific parking plans providing for less area per space are approved by the BRA and BHA.

In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

- (a) All open parking areas should have at least one tree for every six parking spaces.
- (b) An open parking area in excess of 10 parking spaces should be visually screened with planting or appropriate fencing along the perimeter.
- (c) Access driveways should be a minimum of 15 feet in width.
- (d) Appropriate neigh lighting should be provided and so located as to be directed away from windows in residential structures.

Departures from these guidelines may be permitted upon a demonstration by the developer that the intention of this sub-section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

(7) Provisions for Handicapped People

All new buildings shall be so designed that persons in wheelchairs can enter and leave and travel about the building in a reasonable manner without undue obstruction.

(8) Storage

The open air storage of materials, equipment, or merchandise, other than automobiles, shall not be permitted without written approval by the Authority and the BHA.



(9) Subdivision

The Authority may subdivide the Disposition Parcel as appropriate, with permitted uses made applicable to sub-parcels.

(10) Utilities

The placement or replacement of all private and public utilities shall be underground. Utility easements, when necessary, shall be provided by developers. Easements shall be checked and accepted by the City of Boston Public Works Department.

(11) Vehicular Access

Vehicular access to the Disposition Parcel shall be determined at the time the disposition agreement is signed by the Authority and the developer of the Parcel.

(12) Visual and Pedestrian Easements

(13) Location of Unit Types

The location and massing of all units and related facilities shall be subject to Authority approval.

(14) Semi-Private Open Space

Spaces for the occupants of the building shall be secure from public use except through controlled access points.

**6. Duration of Provisions**

The BRA shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the Urban Renewal Plan by the City Council and shall run for a period of forty years thereafter.

**F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS**

**1. Conformity to Master Plan**

This plan is in conformity with the 1965-1975 General Plan for the City of Boston, which designates the N.D.P. site as a residential area.

**2. Conformity to Zoning Ordinance**

The N.D.P. Area is currently located in "H-1" and "L-1" districts in which local, commercial, and multi-family apartments are an allowed use. The contents of this plan would require changing the zoning of the proposed site to an "H-2U" zone.

**G. PROVISIONS FOR AMENDING PLAN**

This Plan may be amended at any time by the BRA, provided, however, that:



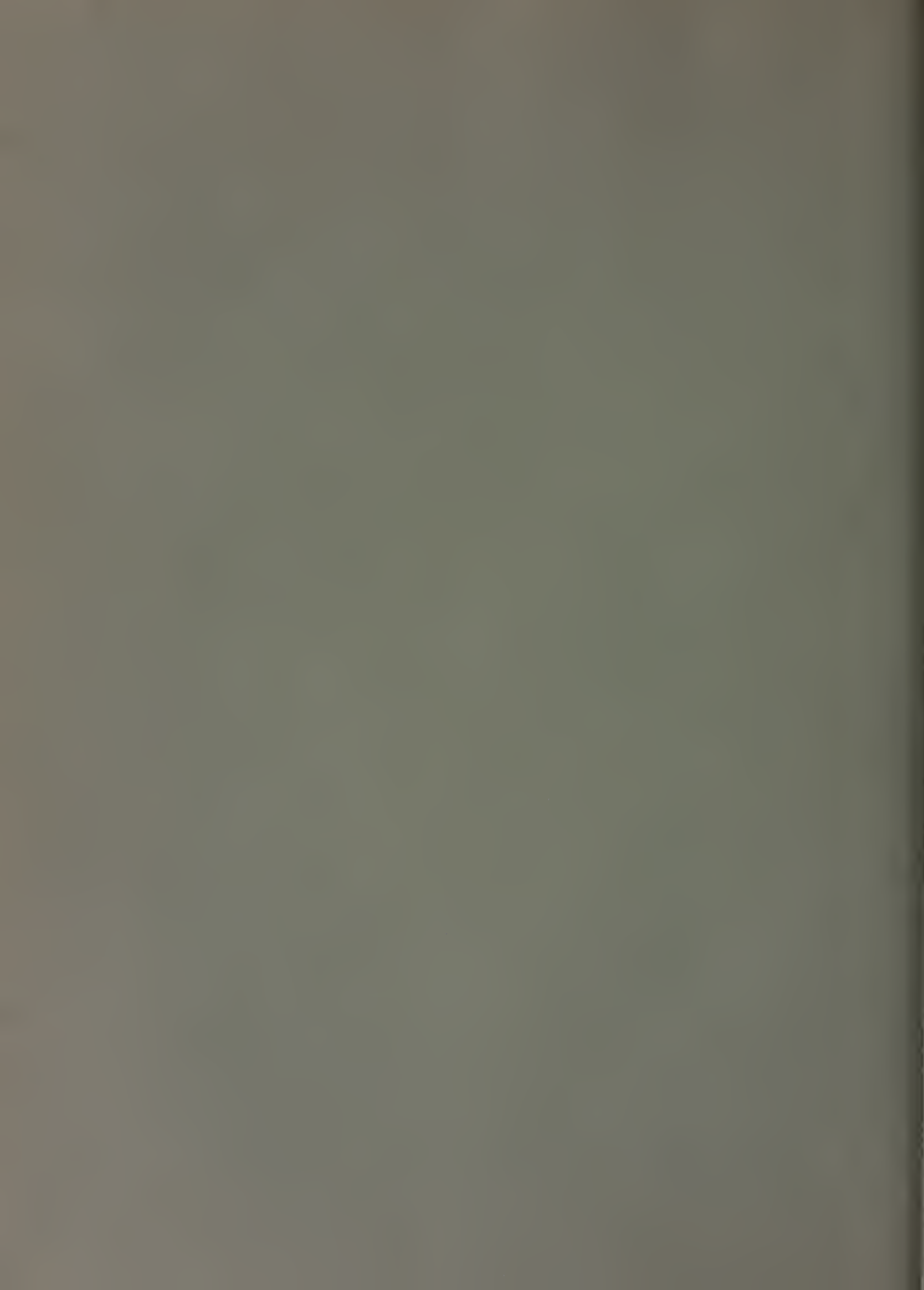
- Any agreement which in the opinion of the BRA substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals.
- No amendment will be made to the Plan with respect to any land which the BRA has then disposed of or contracted to dispose of without the prior consent of any persons to whom land in the NDP area has been leased or sold; and
- If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

#### H. TERMINATION OF PLAN

This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Massachusetts Department of Community Affairs.



EXHIBITS





the design review process and

redeveloper's  
architectural  
submissions  
for housing  
parcels



BOSTON  
REDEVELOPMENT  
AUTHORITY



Technical guide number fifteen, "Design Review in Urban Renewal", published by the Urban Renewal Administration, Washington, D. C., explains in detail the design review process. Quoting from the bulletin's introduction:

"Design advice and guidance made available to Redevelopers as part of the review process, coupled with the review itself, serves to co-ordinate individual efforts and realize the best possibilities inherent in each project. Better architecture and site planning are the most obvious results of these procedures; but benefits accrue in other ways, too: In overall visual harmony and in achieving the broad functional and livability objectives of fine urban design.

All redevelopment proposals for the Boston Redevelopment Authority's Disposition Parcels will be subject to design review and approval by the Authority prior to and subsequent to the execution of the Disposition Agreement. This review will evaluate the quality and appropriateness of the proposal on the basis of the design objectives stated in the Plan and in the special land use and building requirements stated in more detailed and refined Development Objectives and Controls prepared for this site. In addition, reference will be made during design review to the Illustrative Site Plan and other site plan and design studies prepared by the Authority Staff. All such studies shall be made available to the Redeveloper.

This review may be conducted by the Authority and its Staff, or at the discretion of the Authority, a qualified independent review panel may be selected to make design evaluations and recommendations to the Authority. The Staff member responsible for maintaining liaison with the Redeveloper's Architect will be the Director of Urban Design or a designated alternate. Formal required submissions shall be made to the Authority through the Director of Community Development.

It is expected that a continuous contact will be maintained between the Redeveloper's Architect and the Department of Urban Design during the design and working drawing process and that reasonable requests for progress prints in addition to those required below will be met at any time.

Required submission will occur at four stages in the preparation of the redevelopment proposal. Additional informal reviews at the request of either the Redeveloper or the Urban Design Staff are encouraged. A time schedule for the required submissions will be agreed upon on or before the time of execution of the Land Disposition Agreement and will be set forth therein or in a separate document. It is the intention of the Urban Design Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission or to new elements which were not present in previous submissions.

Since most housing submissions will also involve Federal Housing Authority review, Authority submission stages 2, 3, and 4 correspond to FHA requirements except that our emphasis is on the Urban Design aspect of the proposal. In addition, perspective drawings or a model of presentation quality are required in stage 3.



At the point where all required elements of a stage have been submitted, the Director of Urban Design will send a letter to the Redeveloper's Architect indicating either that the design submission has been reviewed and found satisfactory, or that further work is required before such approval can be given.

The four formal stages of submission follow:

## 1/ SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's Architect. The Authority does not encourage submission of more than the following, which it feels is sufficient to describe the proposal.

- a/ Site plan at any appropriate scale (1" = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features in addition to the buildings should be shown. Pedestrian and vehicular flow through the parcel and to adjacent areas shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.
- b/ Building plans, elevations, and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- c/ Study model at 1" = 100' (minimum) is suggested, and may be required. However, this is not a presentation model such as that mentioned in Submission 3. Adjacent buildings, streets & buildings across streets should be included.
- d/ All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during his initial study and which will help to clarify the architect's problem and his solution to it.
- e/ Written statement of proposal including: Tentative number of living units; type of building (row house, elevator apartment, etc.); size distribution of units (by number of bedrooms); number of parking spaces; community or supporting facilities provided; principal building materials; estimated rents, or carrying charges.
- f/ Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the Authority of the SCHEMATIC DESIGN, the following submission is required:

## 2/ DESIGN DEVELOPMENT

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary working drawings.

This submission may correspond to the Required Application Exhibits for Federal Housing Authority Mortgage. A copy of Federal Housing Authority Application for Mortgage Insurance, Form 2013, and tentative Outline Specification, Form 2435, should be included in this submission.



- a/ Site Plan development of 1. a. at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.
- b/ Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- c/ Building plans, elevations, and sections developed from those of 1b. and in addition, plans and elevations of each living unit at ¼" = 1'-0".
- d/ Study model, development of 1c. at 1" = 100' (minimum).
- e/ Written statement of proposal including: Number of living units; type of building (row house, elevator apartment, etc.); size distribution of units (by number of bedrooms); number of parking spaces; community or supporting facilities provided; structural system and principal building materials; estimated costs, rents, and operating expenses.
- f/ Perspective sketch, showing general architectural character.
- g/ Time schedule for the following submission.

Upon approval by the Authority of the DESIGN DEVELOPMENT, the following submission is required:

This review is intended to secure agreement on and approval of the character and scope of the proposal completely.

This submission should correspond to the Federal Housing Authority Required Exhibit of Preliminary Working Drawings. A copy of Form 2013 and Form 2435 (Outline Specifications) should be included in this submission.

- a/ Site plan(s) developed in sufficient detail to describe the character and scope of the proposal completely. Without limiting the generality of this requirement, the site plan shall indicate in addition to that required in 1a. and 2a. all landscaping and site development details including walls, fences, planting, outdoor lighting, street furniture, and ground surface materials; bounding streets; points of vehicular and pedestrian access; number and type of parking facilities; utility lines and connections; existing and proposed grading and drainage; indication of proposed new paving, planting and lighting to be done by the City; existing and proposed right-of-way development and/or easements to remain. Work to be done by others should be fully described and the responsible party properly identified.
- b/ Building plans (including the roof) elevations, and sections in greater detail than required in 2c. developed in sufficient detail and at large enough scale to show all materials and assemblies comprising the buildings. All exposed mechanical equipment and vents should appear on elevations and roof plans.
- c/ Outline specifications for materials and methods of construction.

### 3/ PRELIMINARY WORKING DRAWINGS AND OUTLINE SPECIFICATIONS





- d/ Eye-level perspective sketches and/or model showing architectural and Urban Design character of the proposed project. A rendered site plan showing all adjacent ; proposed and existing structures and streets must be submitted. All sketches, models, and other presentation materials must be an accurate representation of the proposal.
- e/ Expanded statement of DESIGN DEVELOPMENT, 2e., including the following: Major building dimensions and gross area of buildings, size of each unit in square feet, floor area ratio, useable open space per unit, proposed division of work between Redeveloper and public agencies; proposed financial plan. Where variances, waivers or deviations from existing City, State, or Federal regulations are proposed, they shall be listed and progress toward obtaining such variances shall be stated.
- f/ Time schedule for the following submission.

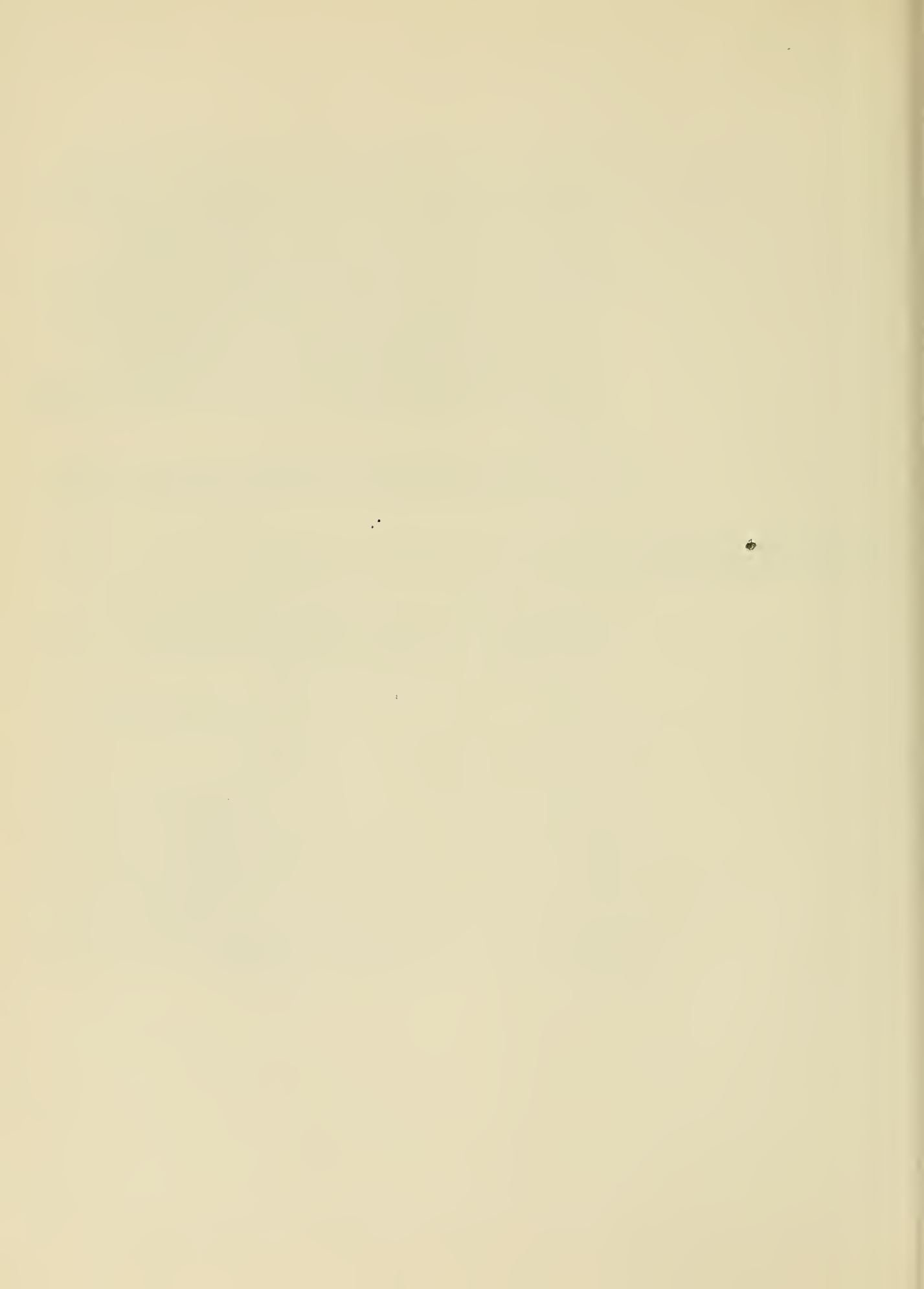
Upon approval by the Authority of PRELIMINARY WORKING DRAWINGS AND OUTLINE SPECIFICATIONS, the following submission is required:

#### 4/ FINAL WORKING DRAWINGS AND SPECIFICATIONS

This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

- a/ Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic co-ordination drawing indicating scope of work and responsibilities to be performed by others.
- b/ Complete working drawings and specifications ready for bidding.
- c/ Statement of proposal, indicating differences, if any, from 3e.
- d/ Time schedule for construction of this project.
- e/ Detailed financial plan including costs, rents, and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Urban Design who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.



## EXHIBIT 2

### CHECKLIST OF BUILDING DEFICIENCIES

1. Slight Defects: Conditions which are normally corrected during the course of regular maintenance.

#### Typical Slight Defects

- a. Paint: cracked, peeling or missing
  - b. Slight damage to porches, loading docks
  - c. Slight damage to steps or stairs
  - d. Cracked or broken window panes
  - e. Slight wearing away of mortar between brick and masonry
  - f. Wear on floors
  - g. Wear on doors, sills and frames
  - h. Wear on windows, sills and frames
  - i. Broken gutters or downspouts
  - j. Cracked or loose plaster on walls or ceiling
2. Intermediate Defects: Conditions in more than 25% but less than 50% of the defective unit indicating the need of repair if the unit is to continue to serve adequately the use for which it is intended. More serious in nature than those correctable by normal maintenance.

#### Typical Intermediate Defects

- a. Holes, sagging, bowing, open cracks, rotted, loose or missing materials in:
  - Foundations
  - Bearing Walls
  - Roofs
  - Partitions
  - Ceilings
  - Floors
- b. Cracked, bent or rotted:
  - Beams
  - Rafters
  - Girders
  - Columns
- c. Sagging or otherwise unsafe loading docks or porches.
- d. Broken, rotted, loose or missing stair treads or risers, balusters or railings.
- e. Broken or missing window panes.
- f. Rotted, sagging or deeply worn window frames and sills or sashes that are no longer rainproof, windproof, or operative.



- g. Rotted, deeply worn, or sagging door frames or sills.
  - h. Loose or missing bricks or visible cracks in chimneys which are not serious enough to be a fire hazard.
3. Critical Defects: Serious damage in over 50% of the defective unit corrected only by extensive repairs.

#### Typical Critical Defects

- a. Holes, open cracks, rotted, or missing materials in:

- Foundations
- Bearing Walls
- Roofing
- Flooring

- b. Cracked, warped or rotted:

- Beams
- Rafters
- Girders
- Columns

- c. Sagging, buckled or out of plumb indicative of a deterioration in load bearing capacity in:

- Foundations
- Floors
- Bearing Walls
- Roofs

- d. Extensive damage by storms, fires, floods, or earth subsidence.

4. Construction Defects: Due to makeshift materials or inadequate conversions.

- a. Shack or hut serving as principal structure for the use involved.
- b. Structure with makeshift walls or roof, or built of scrap lumber or other materials not commonly used for permanent construction.
- c. Structures with dirt floors.
- d. Inadequately converted sheds, barns, garages, or residences not compatible with the use.
- e. Inadequate floor load bearing capacity as required to use.
- f. Structures with inadequate foundations.
- g. Inability of non-residential structure to contain noise, vibrations, odors resulting from current use.
- h. Obsolete building layout for present use.

5. Building Facility Defects

#### Mechanical Facilities

- a. No running water in non-residential structures or no running hot and cold water in each dwelling unit of a residential structure.



- b. No interior toilet or adequate toilet facilities in relation to the needs of employers in non-residential structures, no private bath or shower for each dwelling unit in residential structures.
- c. Lack of central heat or properly installed space heaters in dwelling units where heating is necessary.
- d. No private kitchen including cooking facilities for each dwelling unit.
- e. Inadequate elevator facilities where such are considered essential for the functioning of the structures.
- f. Inadequate wiring or electrical facilities.
- g. Inadequate ventilation and natural light necessary to the use of the building.
- h. Inadequate drainage facilities.
- i. Corroded and deteriorating plumbing and inadequate water pressure.

6. Safety Facility Defects

- a. Lack of fire control facilities.
- b. Lack of fire prevention facilities.
- c. Unsafe or inadequate exits and stairwells.
- d. Unsafe heating system.
- e. Unsafe wiring or unsafe electrical facilities.
- f. Unsafe stove or furnace installations.











